

132 WEST BROADWAY, NEW YORK, NY 10013

EXCLUSIVE OFFERING MEMORANDUM

Rare Two-Story Commercial Building in Tribeca



IPRG

132 WEST BROADWAY, NEW YORK, NY 10013

IPRG

COMMERCIAL BUILDING IN TRIBECA FOR SALE

132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

Adam Lobel

Founding Partner

718.360.8815

adam@iprg.com

Zachary Ziskin

Partner

718.360.0969

zachary@iprg.com

Justin Zeitchik

Partner

718.360.8827

justin@iprg.com

Christian Ingenito

Associate

718.416.6132

cingenito@iprg.com

Cheri Roohi

Associate

917.203.8314

croohi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

www.iprg.com

implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

IPRG

INVESTMENT PRICING

132 WEST BROADWAY





OFFERING PRICE
\$4,800,000

INVESTMENT HIGHLIGHTS

2,500
Approx. SF

7,500
Approx. Buildable SF

C6-2A / R8A equiv.
Zoning

25 ft x 50 ft
Lot Dimensions

DELIVERED VACANT

\$1,920
Price/SF

\$640
Price/Buildable SF

6.0
FAR

25 ft x 50 ft
Building Dimensions

IPRG

PROPERTY INFORMATION

132 WEST BROADWAY



132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 132 West Broadway, a rare two-story commercial building located off Duane Street in the heart of Tribeca.

The building contains approximately 2,500 SF and measures 25' x 50', built full on the lot, offering efficient and flexible interior layouts ideal for a variety of commercial uses or a boutique residential redevelopment.

With its favorable C6-2A zoning and strategic corner-adjacent location, 132 West Broadway presents a rare blank canvas for a flagship restaurant, boutique hospitality concept, or high-end office/showroom in the heart of Tribeca.

Surrounded by iconic neighborhood destinations such as The Odeon, Tiny's, The Forge, Bubby's, Tribeca Grill, Locanda Verde, and Frenchette, the property sits at the center of one of Downtown Manhattan's most vibrant and enduring dining and cultural corridors.

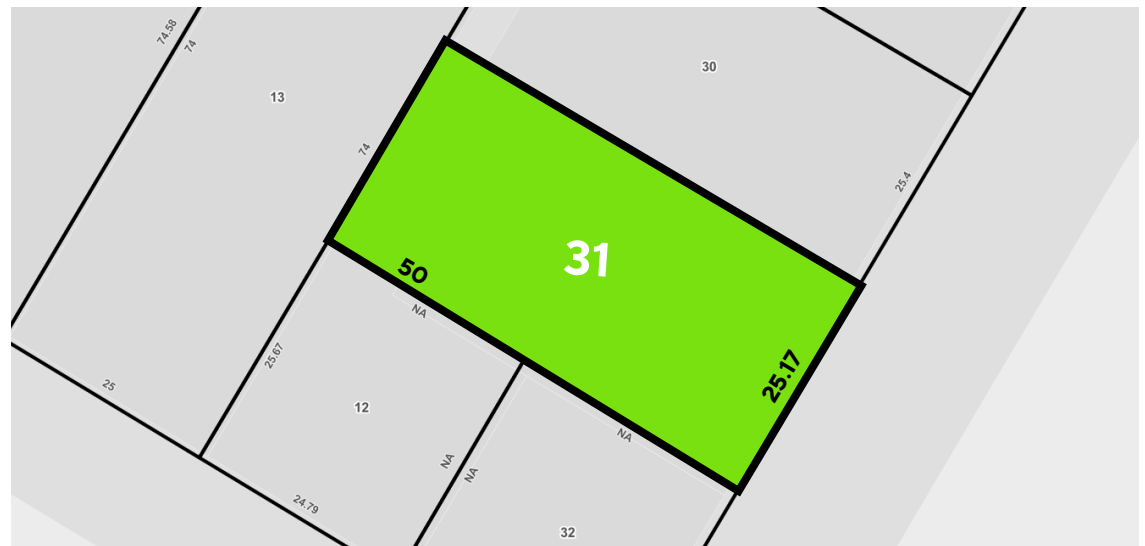
In addition to its prime location and strong visibility along West Broadway, the property offers significant development potential. With a residential FAR of 5, the site allows for the construction of a five-story building totaling up to 6,250 SF, creating an exceptional opportunity for residential or mixed-use redevelopment in one of New York City's most supply-constrained and high-demand neighborhoods.

Situated among world-class dining, luxury residences, and excellent transit options, 132 West Broadway represents a compelling acquisition for both investors and owner-users seeking long-term value and upside in Tribeca.

BUILDING INFORMATION

BLOCK & LOT:	00144-0031
NEIGHBORHOOD:	Tribeca
CROSS STREETS:	Duane St & Thomas St
LOT DIMENSIONS:	25 ft x 50 ft
APPROX. BUILDABLE SF:	7,500
ZONING:	C6-2A / R8A equiv.
FAR:	6.0
TAX CLASS	4

TAX MAP



132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

PROPERTY MAP

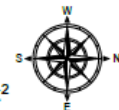
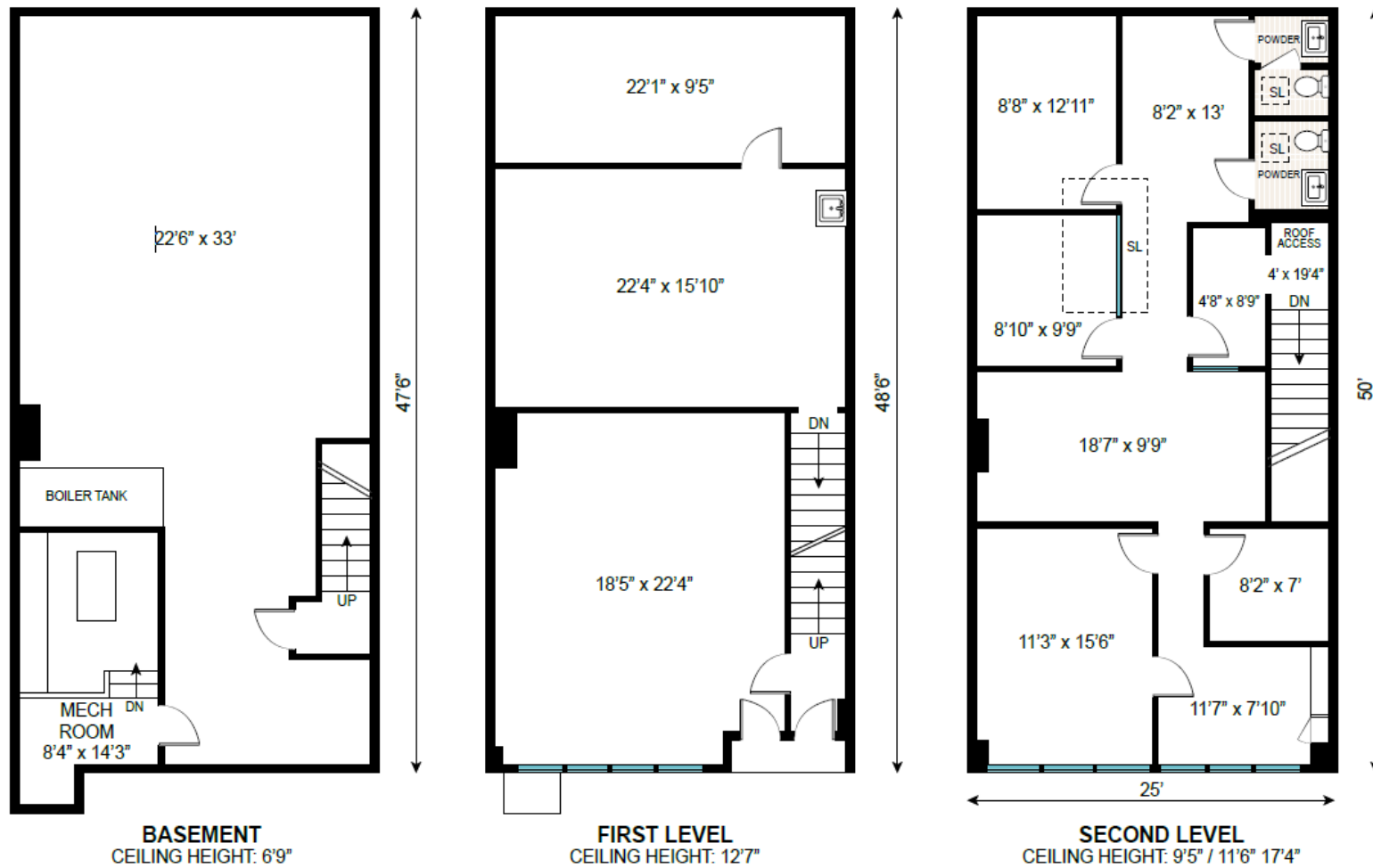


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

FLOOR PLANS



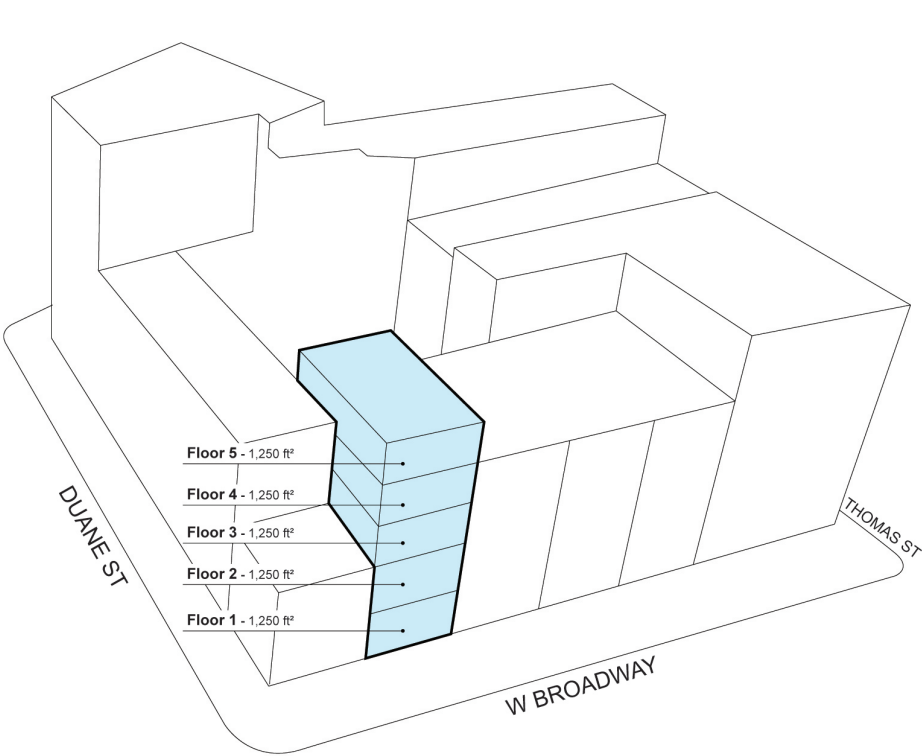
INT: 3576 ft²

Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

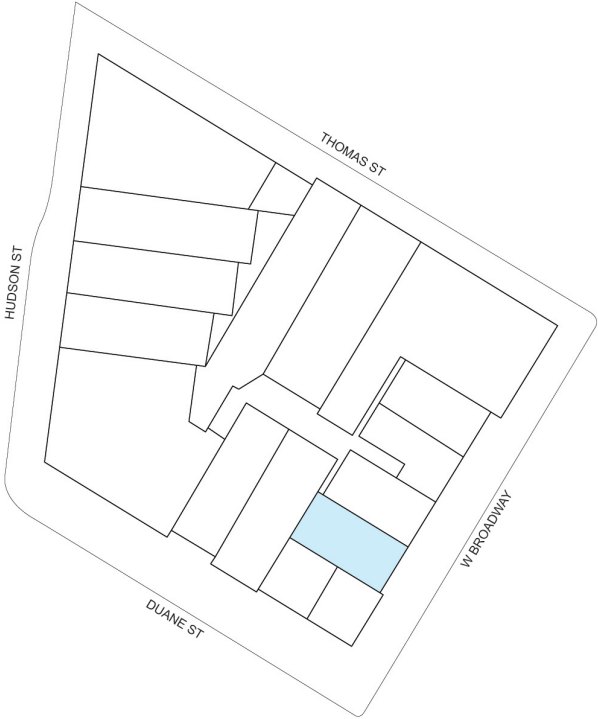
132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

STACKING PLAN



REDEVELOPMENT PLAN



TOTAL: 6250 ft²

Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

RENDERING



132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



I PRG

132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA FOR SALE

TELEPHONE SALES & SERVICE COMPANY
TELEPHONE FIRE CCTV PA • INTERCOM
TSS INTEGRATED SYSTEMS, INC. H.F.B. ACCESS CONTROL
132 W. BROADWAY 233-8505

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Adam Lobel

Founding Partner

718.360.8815

adam@iprg.com

Zachary Ziskin

Partner

718.360.0969

zachary@iprg.com

Justin Zeitchik

Partner

718.360.8827

justin@iprg.com

Christian Ingenito

Associate

718.416.6132

cingenito@iprg.com

Cheri Roohi

Associate

917.203.8314

croohi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.