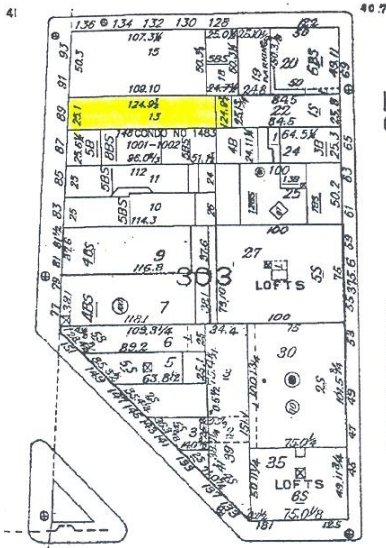


FOURTH FLOOR COMMERCIAL CONDO FOR SALE
NEWLY DEVELOPED COMMERCIAL CONDO
89 BOWERY, UNIT 7A
NEW YORK, NEW YORK

Location: East side of Bowery between Canal and Hester Streets
 Block: 303
 Lots: 13
 Lot Size: 25' x 124' (unit size 25' x 106')
 Zoning: (FAR) C6-1G (6.0) R7 Equivalent (3.44)
 Real Estate Taxes: \$30,000 per year for the building
 Common Charges: \$554 per month
 Year Built: 2017

Description: A 2,632 square foot floor through commercial condo, which has two private half bathrooms and a balcony at the back. The unit is wide and open with 13' ceilings and floor to ceiling windows, which gives it great sunlight. Private elevator access to the space, two stair cases which gives the new owner the opportunity to divide the unit. New HVAC system, new sprinkler system, new electrical system, steel beams and concrete floors. Roof terrace access, low tax and low common charges. Please note this is a new ground up building.



The property is being delivered in “as is” condition, a user can purchase the unit and put a doctor’s office, an attorney or real estate office. This will be a door attendant building with retail on the ground floor and offices above. The units are in a newly built eight story commercial building.

The unit is in an area that is close to all modes of transportation, the D, B, F and J trains. High traffic and many retail stores.

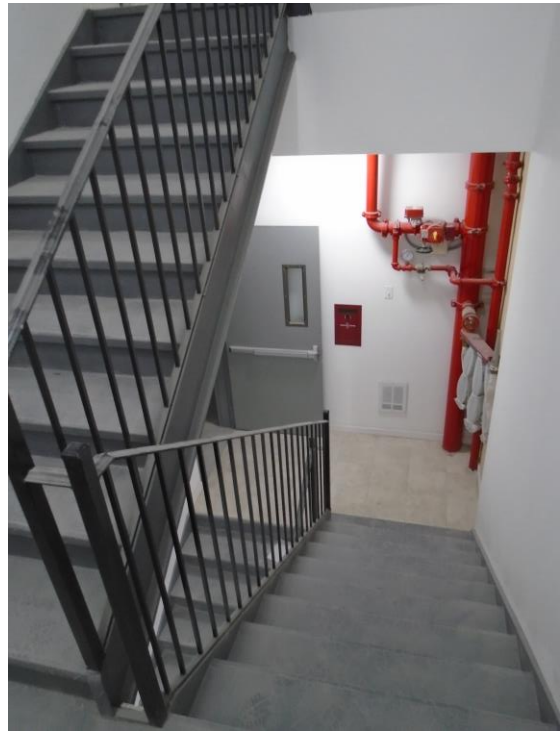
ASKING PRICE: \$2,950,000

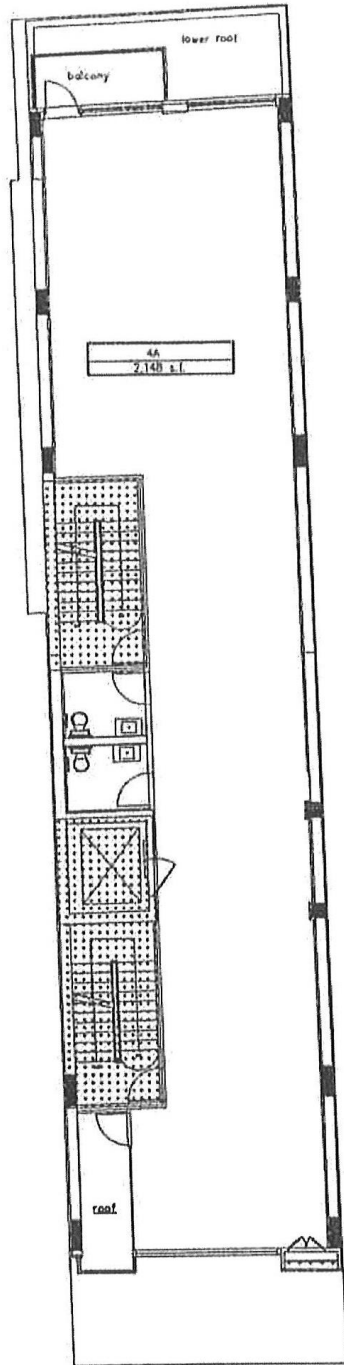
EMERALD TOWER CONDOMINIUM











4TH floor plan
SCALE: 3/16" = 1'-0"

UNIT AREA = 2148 S.F.
G.C. = 395 S.F.
BALCONY = 63 S.F.
ROOF TERRACE = 73 S.F.



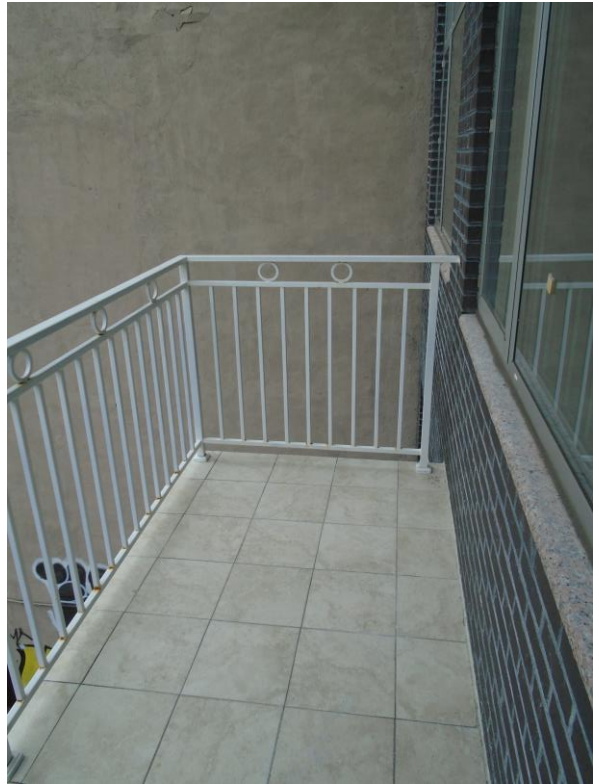
PROJECT
89 BOWERY
MANHATTAN, NEW YORK

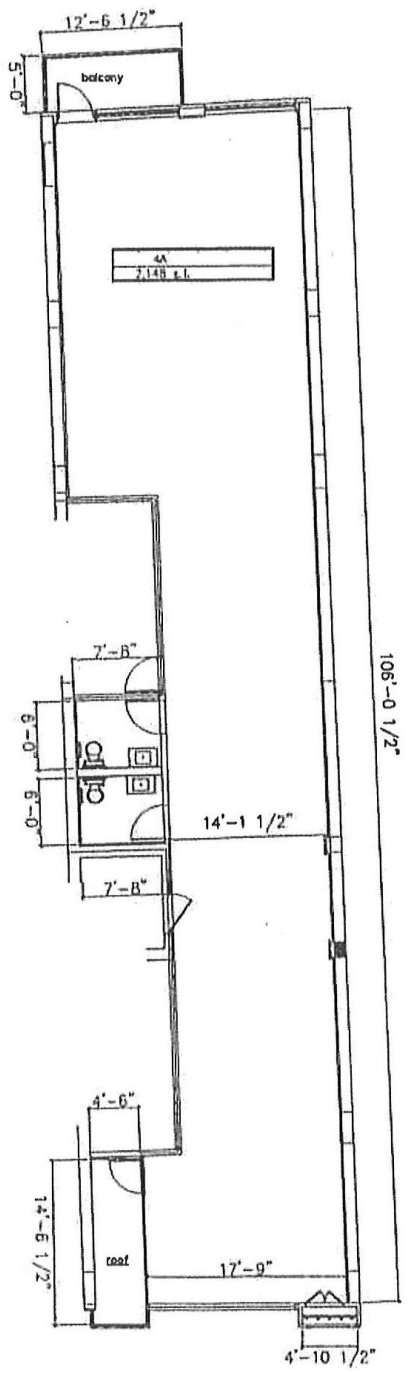


- COMMUNITY FACILITY
- RESIDENTIAL AREA
- GENERAL COMMON AREA
- C.F. LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- PARKING GARAGE





3RD-7TH FLOOR PLAN

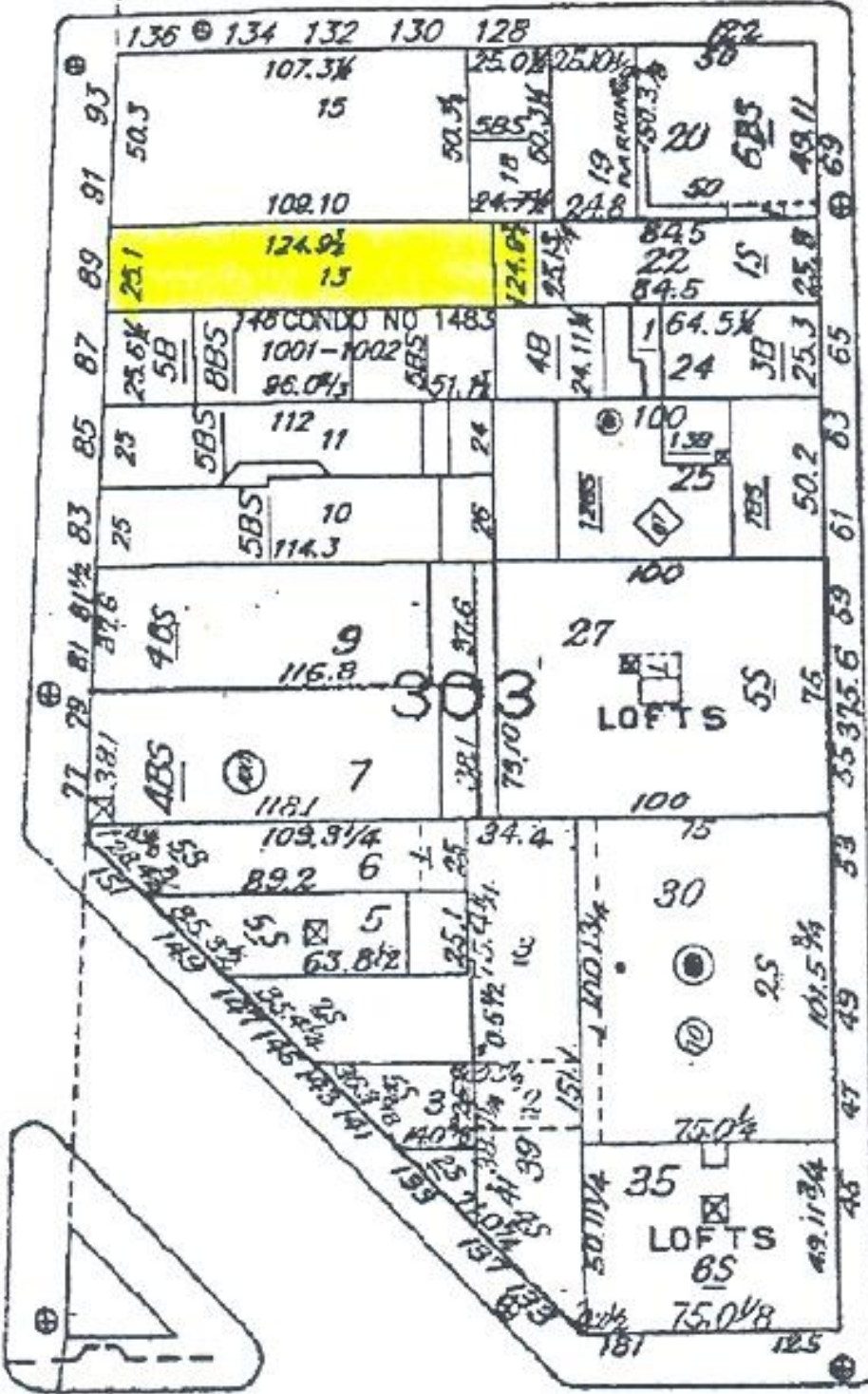
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	DRAWING BY: CC
	CHEK BY: MKC/JP
	SHEET NO: A-104.00
	PAGE NO:





4TH floor unit 

 <p>NG L.C. ARCHITECTS 11114 Ave. 68th M.S. 229 M.S. 1010</p>	<p>PROJECT</p> <p>89 BOWERY MANHATTAN, NEW YORK</p>	<p>KEY PLAN </p> 	<p>3RD / 4TH / 5TH / 6TH / 7TH RETAIL = 2,148 S.F. BALCONY = 63 S.F. TERRACE = 73 S.F.</p> 	<p>3RD-7TH FLOOR PLAN UNIT PLAN</p> <table border="1"> <tr> <td>DATE</td> <td>11.05.11</td> </tr> <tr> <td>PROJECT No.</td> <td></td> </tr> <tr> <td>DRAWING BY</td> <td>CE</td> </tr> <tr> <td>CHECK BY</td> <td>MAng</td> </tr> <tr> <td>DWG No.</td> <td>A-110.00</td> </tr> <tr> <td>PAGE No.</td> <td></td> </tr> </table>	DATE	11.05.11	PROJECT No.		DRAWING BY	CE	CHECK BY	MAng	DWG No.	A-110.00	PAGE No.	
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CHRYSTIE ST.

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