

# 139 Norfolk St

## Prime Lower East Side Commercial or Professional Space



This outstanding fully built retail store sale price of \$599K, measures an estimated 380 square feet, and is in excellent condition. The walls are white with exposed brick, and oversized ceilings give this space the feeling of a vast, open, loft-like environment. There is a stunning bathroom with subway tiles floor-to-ceiling in the back of the store. Behind the orange wall as shown in the picture, are floor-to-ceiling wood shelves. The prominent floor-to-ceiling contemporary glass front is a bi-fold door which fully opens. The space is fully wired for an alarm and camera, and for telecom and internet. There is a manual roll-down metal gate which is in excellent condition.

In the fall of 2017, there were many upgrades to the retail. Multiple electrical outlets were installed throughout the entire space providing for an easy design layout. A new electrical panel was installed to handle additional electricity. Further, there were multiple ethernet cables installed for a VoIP phone system. A new window was installed along with an overhead window air conditioner with a remote control and separate on/off switch on the wall. New wiring for an alarm and a video camera was installed. The video camera was installed in the ceiling capturing the entire front portion of the space. And of course, the entire space was painted.

The oversized glass front presents an inviting feeling for your customers to shop or interact with staff. In addition, the oversized glass front doors will provide pedestrians the opportunity to notice your products even during closed hours.

The Lower East Side is undergoing a major residential development - condominiums are being built, with one bedroom commanding purchase prices of \$1 million. In addition, just to name a few, the following art galleries have opened on the Lower East Side: Pierogi, Karma, and Galerie Perrotin.

Please view all of the pictures. The pictures show an empty space as well as a furnished former professional retail office.

The property taxes for this Retail Coop are billed separately on an annual basis in the amount of \$5,603. The monthly maintenance is \$665.00.

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