

**Retail Condo For Sale**

As exclusive agent to the landlord we are pleased to offer ...

# 37 Walker Street

Between Church Street and Broadway

Chic Loft Condo on Cast Iron Row

## Space

- Ground: 1,125 sf
- Lower Level: 1,125 sf
- Total: 2,250 sf

## Ceilings

- 13': Ground Floor
- 10': Lower Level

## Frontage

- 15'

## Price

- \$1,570,000

## Maintenance/CC

- \$435/month

## RE Taxes

- \$1,582/month

## Possession

- Immediate

## Neighbors

- Bread
- Tribeca Grand Hotel
- Archipelago
- David Gage
- Karkula



## Contact

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- Original Exposed Brick, Skylights, and Central AC
- 13' Ceilings on Ground Floor, 10' Ceilings on Lower Level
- Recently Renovated with a Flexible Floor Plan and Moveable Walls
- 4 Rooms, 2 Half Baths and a Small Kitchen
- Architect designed and published by the well known TriBeCa architects, Kathryn Dean and Charles Wolf
- Perfect for Gallery, Showroom, Salon, Spa, Boutique or Office



