

106 Duane Street, #COMM, NY, NY 10007

Retail Condo Unit For Sale - \$2,998,000 | Approx. 5,500 sq ft

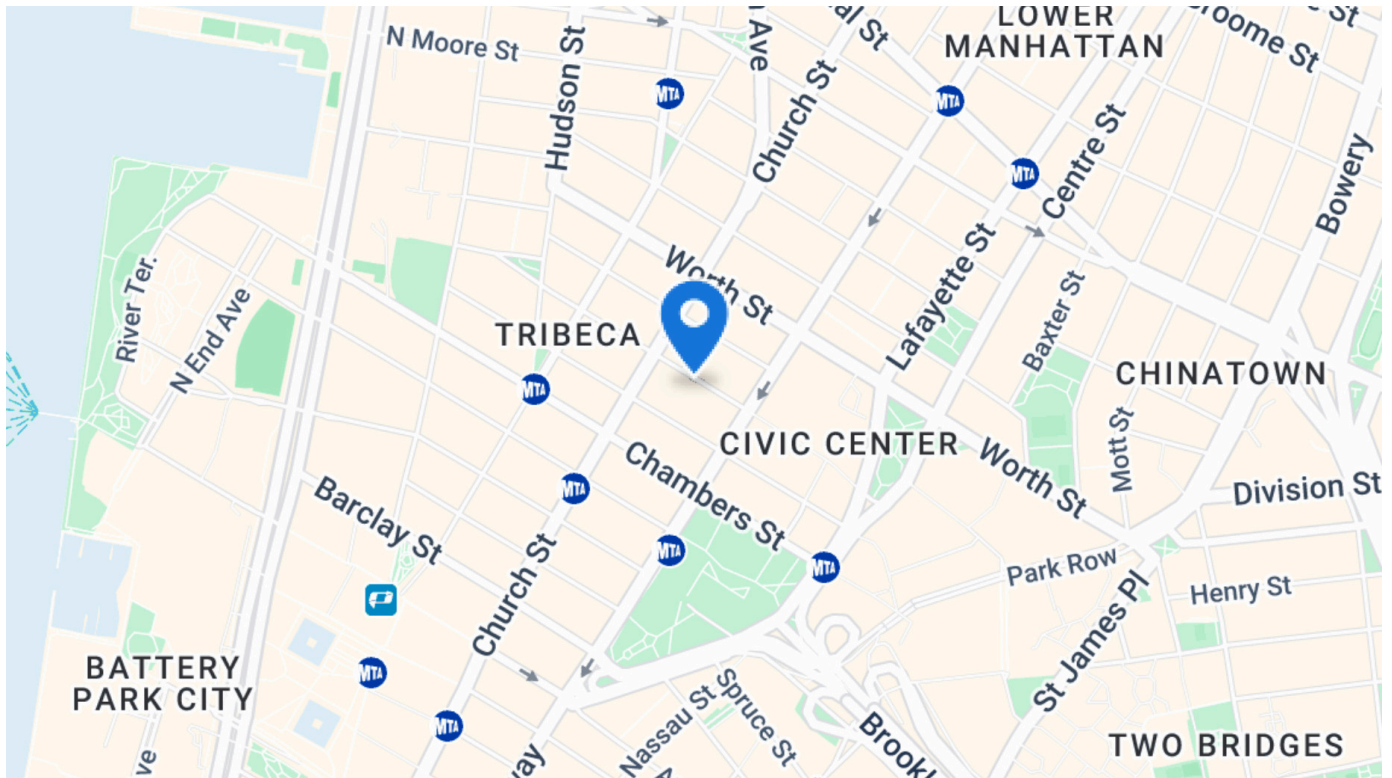


High traffic location in the heart of TriBeCa

- Year Built: 1915 • Vacant • Street Level: Approx. 2,300 sq ft • Mezzanine: Approx. 700 sq ft • Basement: Approx. 2,500 sq ft • High Ceiling: Approx. 17'2" • RE Taxes: \$7,405 monthly • Common Charge: \$1,588 monthly
- Two exhaust systems in place
- Three refrigerated cold rooms in place



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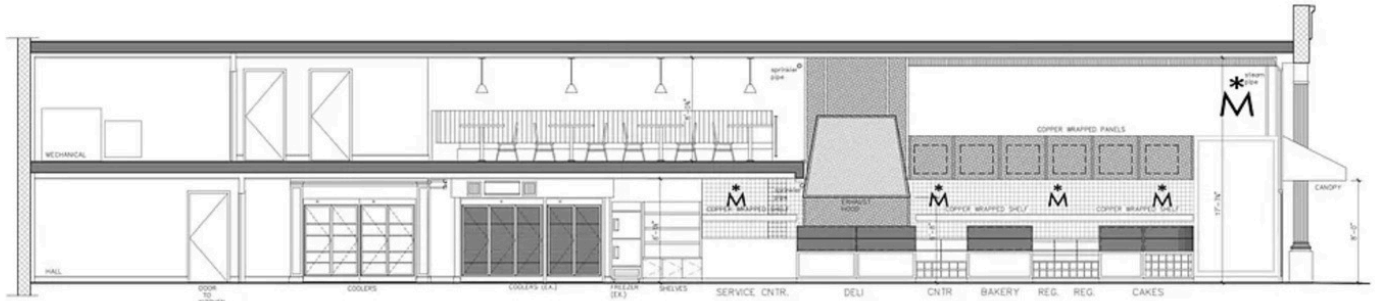


In the heart of the coveted TriBeCa neighborhood, 106 Duane Street offers a rare canvas for visionary restaurateurs and entrepreneurs. This expansive two-story loft-retail condo (approx. 3,000 sq ft plus approx. 2,500 sq ft basement) boasts a soaring 17' 2" ceiling and a fully outfitted restaurant setup, including two exhaust systems (for both kitchen and bar/BBQ) and three refrigerated cold storage rooms. Vacant and ready, this versatile space invites investors or end-users alike—whether you envision a chic restaurant, a dynamic event venue, or a unique creative hub. Nestled among luxury residences and high pedestrian traffic, it's surrounded by landmarks such as Federal Plaza, the NYS Insurance Fund, Lower Manhattan Courthouses, City Hall, and numerous hotels. With exceptional connectivity (subway lines 1, 2, 3, A, C, R, W, J, Z, 4, 5, 6, plus M20 and M22 bus routes), this prime location draws a discerning crowd of finance/tech professionals, creative innovators, and established families. Nearby gems like Locanda Verde, Bubby's, Issey Miyake, and David Yurman enrich the area, while the serene Hudson River Park offers a tranquil escape. Don't miss this extraordinary chance to build something iconic in one of Manhattan's most treasured neighborhoods



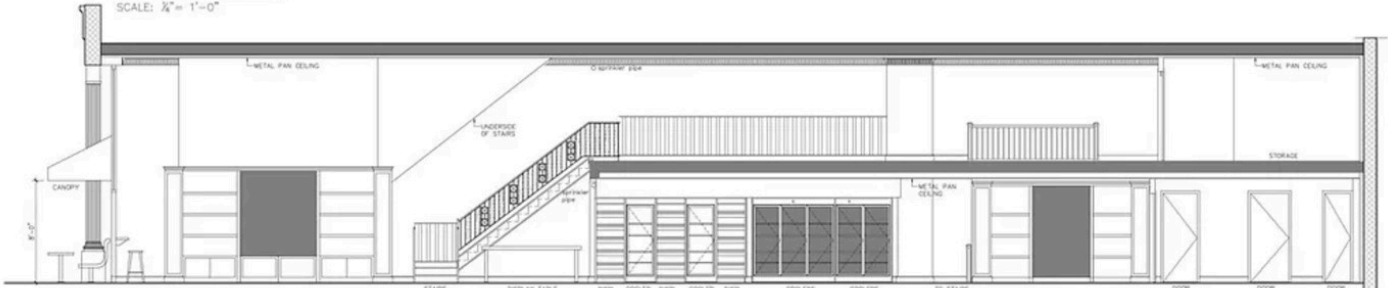
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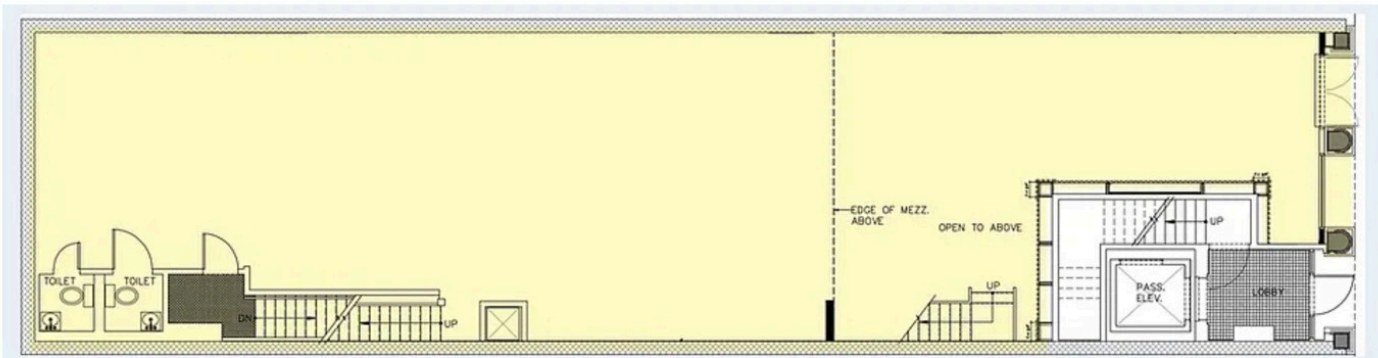
INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

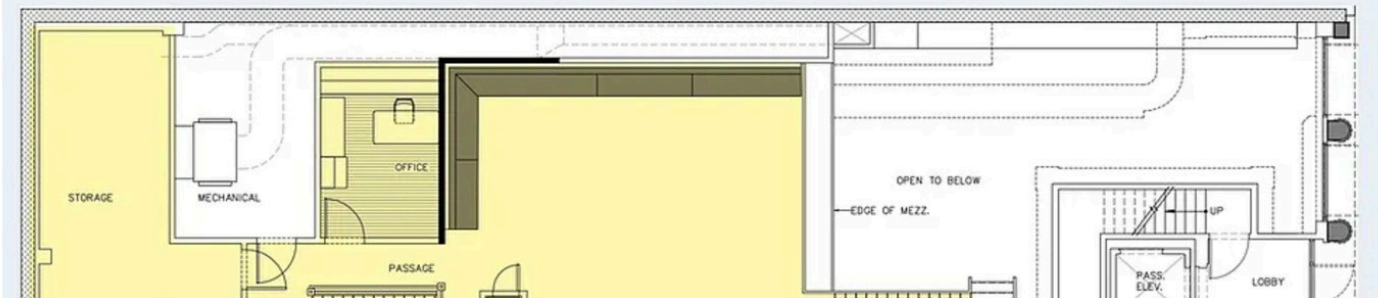


INTERIOR ELEVATION

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Mezzanine Level - 800 sf



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