



INSPIRING 3,000 SF GROUND FLOOR
& LOWER LEVEL | HISTORICALLY
SIGNIFICANT WORK/LIVE OPPORTUNITY

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

Ground: **1,300 SF** | Lower: **1,300 SF** | Mezzanine: **400 SF** | Ceilings: **16' (Ground), 10' (Lower)**

ASKING PRICE: \$3.25M



16-18
GREENE STREET

Between Grand &
Canal Streets

NOTES:

- One of the original Fluxhouse Cooperatives in Soho; first time to market
- True artist loft
- Sweeping ceiling heights
- Stunning skylights on ground and lower level and original brick arches throughout
- Windows in front and back of the space

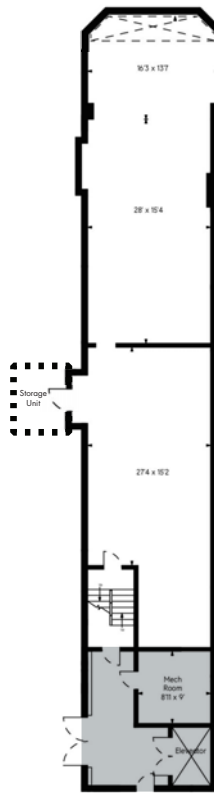


- Existing mezzanine can be enlarged
- Set back from the street with a private vestibule
- Nestled discreetly among galleries, fashion and furniture designers on one of SoHo's most sought-after streets
- An opportunity to build a made-to-measure, mixed-use loft space showcasing original features
- Includes an additional, directly accessible basement storage unit

CO-OP MAINTENANCE:

Ground Floor:
\$3,714.64 per Month

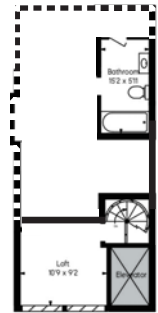
Lower Level:
\$1,042.79 per Month



Lower Level



Ground Level



Mezzanine
(Partially Removed)

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