

18 Vesey Street

New York, NY 10007

Ariela
A member of GREA

Elevated Conversion Opportunity
| Prime Lower Manhattan Location | **FOR SALE**



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18 Vesey Street, New York New York

Ariel Property Advisors presents 18 Vesey Street, a rare elevated conversion opportunity at the nexus of Tribeca, the World Trade Center and the Financial District. Located between Broadway and Church Street, 18 Vesey Street is a 25' wide, 5-story mixed-use building that spans approximately 11,385 gross sq. ft. Currently, the property consists of two components:

Convertible Rectory

- ▶ Spanning floors 2-5 of the building, the rectory measures approximately 9,108 sq. ft.
- ▶ Containing a mix of renovated and unrenovated spaces, the rectory is an ideal conversion opportunity for residential conversion to rentals or condominiums, commercial space or non-profit use
- ▶ Current features include:
 - ▶ Elevator servicing all floors
 - ▶ Large commercial-style kitchen on the 2nd floor
 - ▶ 7 full bathrooms and 2 half-bathrooms
 - ▶ Sprinkler system
- ▶ C5-3 zoning and the availability of transferable development rights (TDRs) provide the possibility of expanding the existing structure

ASKING PRICE: \$4,950,000



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Ground Floor, Subject to Easement with Neighboring Parking Garage

- As part of a past transaction, ownership provided a neighboring property (The Barclay Tower developed by Glenwood Management) with a perpetual easement of the ground floor space to serve as the entrance to a parking garage.
- The garage is responsible for paying 20% of any property taxes levied, pays its own utility expenses and is fully responsible for maintaining all portions of the garage in the easement area, including exterior elements (sidewalks, curbsides, pedestrian ingress/egresses)

18 Vesey Street represents an outstanding opportunity for owner-users, residential converters, and commercial/non-profit converters seeking vacant space in a premier Lower Manhattan location.

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

ASKING PRICE: \$4,950,000

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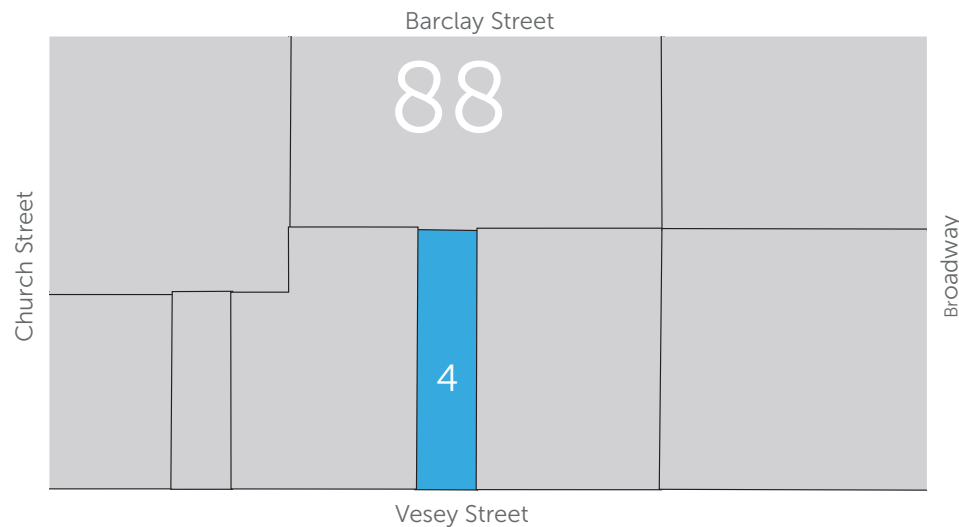
Nikola Cosic x49
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For Financing
Information:

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Located at the nexus of Tribeca, the World Trade Center & The Financial District



Phenomenal location with abundant natural light, offering stunning views of St. Paul's Chapel and its scenic grounds, as well as breathtaking vistas of the World Trade Center and the iconic Oculus Transportation Hub.



Elevated building with mix of finished and unfinished spaces



Residential, Commercial or Community Facility Conversion Opportunity



Well maintained mechanical systems



Abundant Transportation Options



Delivered Vacant

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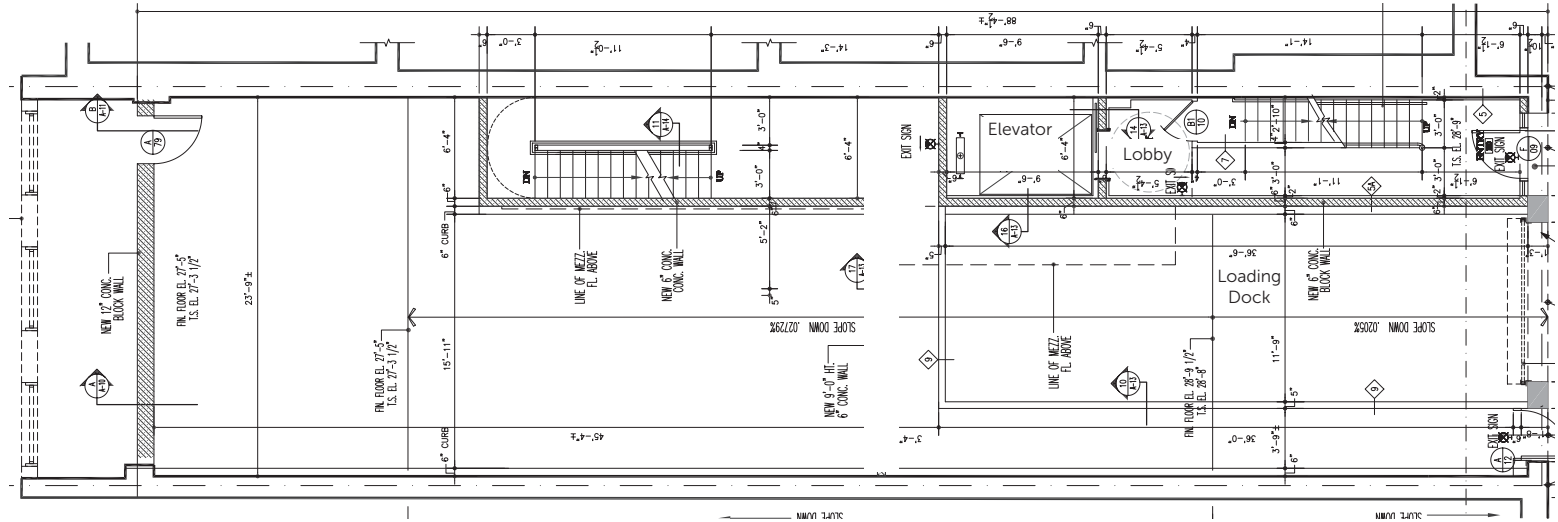
Block / Lot	88 / 4
Lot Dimensions	25.04' x 101.33'
Lot Sq. Ft.	2,537
Building Dimensions	25' x 88'
Stories	5
Total Building Sq. Ft.	11,385
Available Area to Convert (Sq. Ft.)	9,108
Area Subject to Garage Easement (Sq. Ft.)	2,277
Zoning	C5-3 / LM
Air Rights Sq. Ft.	Please Inquire for Details
Tax Class	4
Assessment (24/25)	\$1,533,240
Real Estate Taxes (24/25)	\$165,007
Garage Tax Contribution (i.e. 20%)	(\$33,001)
Approx. Tax Liability (24/25)	\$132,006

*All square footage/buildable area calculations are approximate

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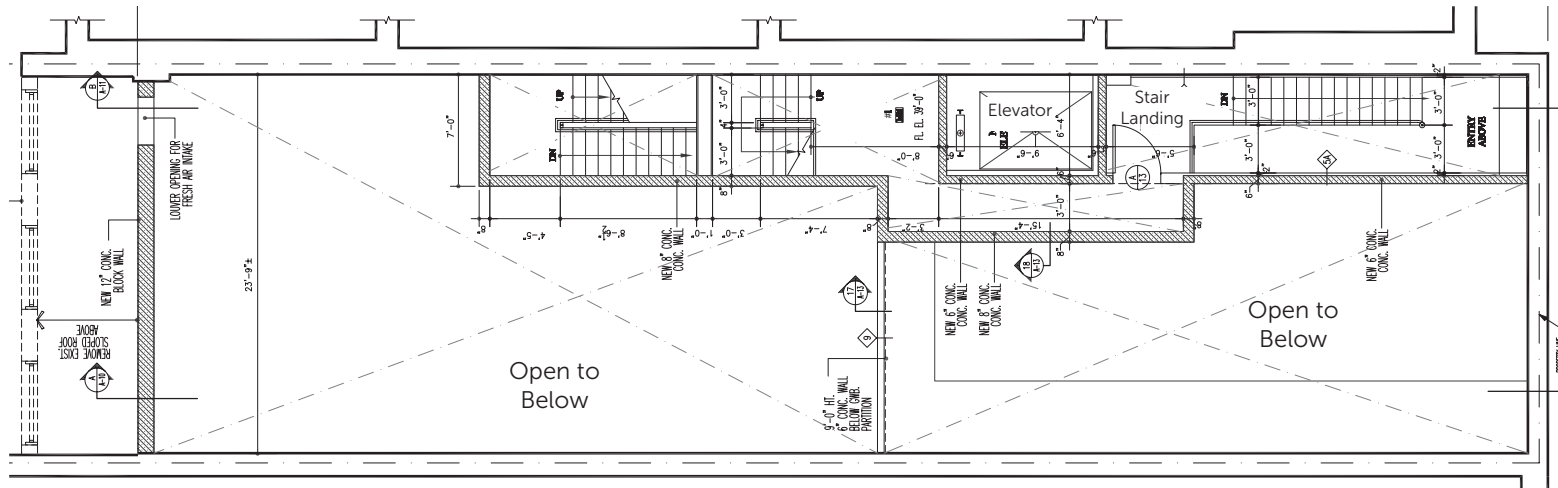
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First Floor



Vesey Street

Mezzanine Floor

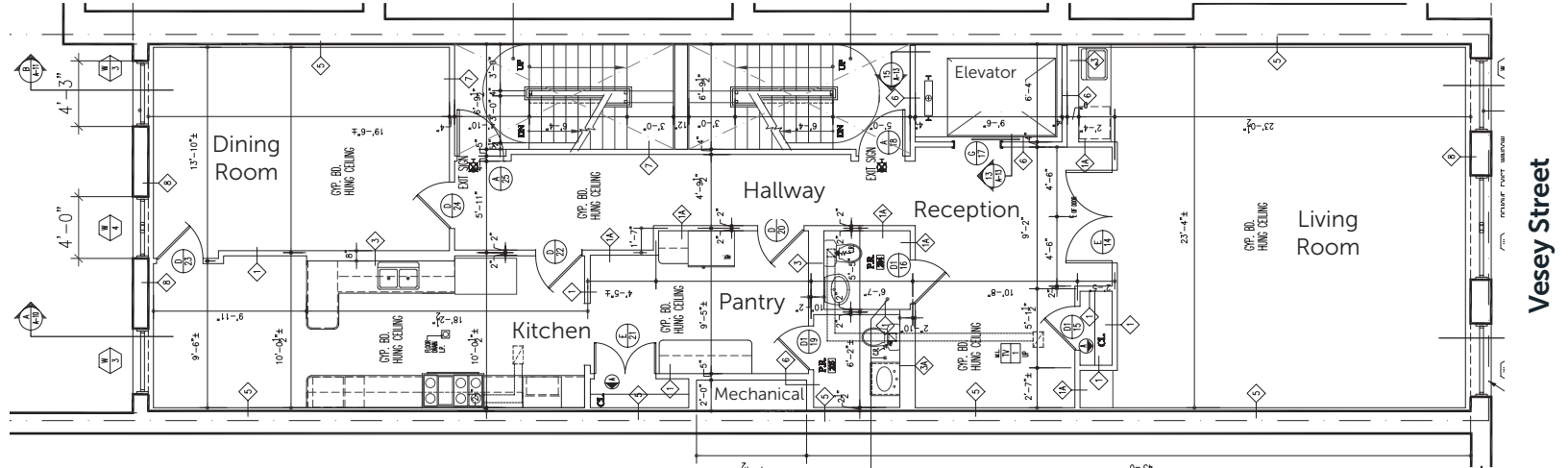


Vesey Street

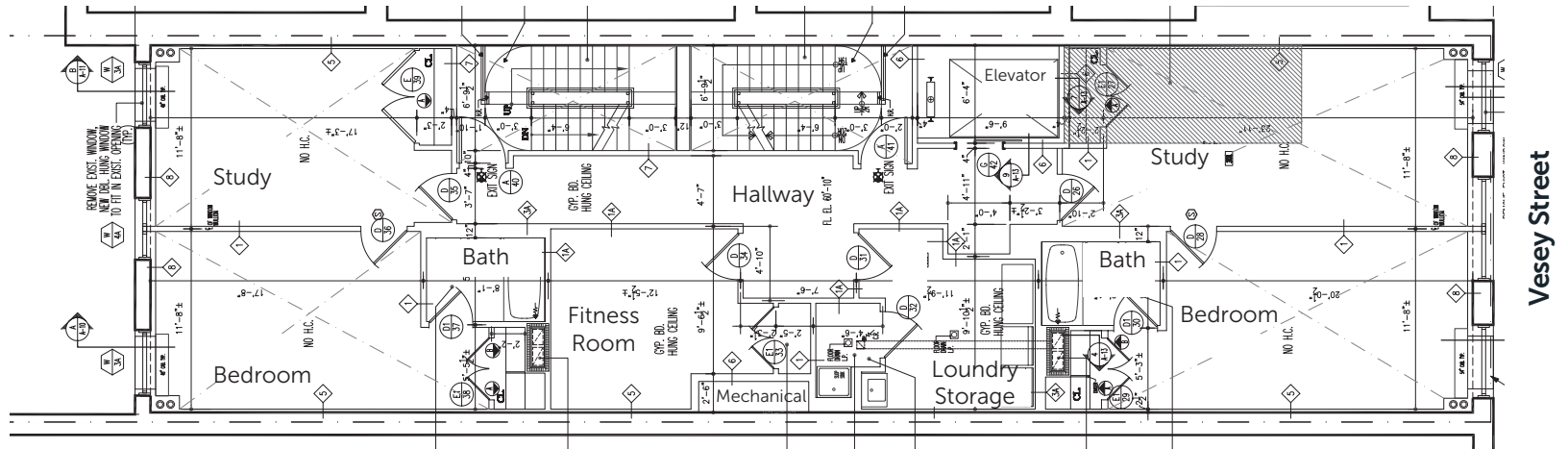
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Second Floor



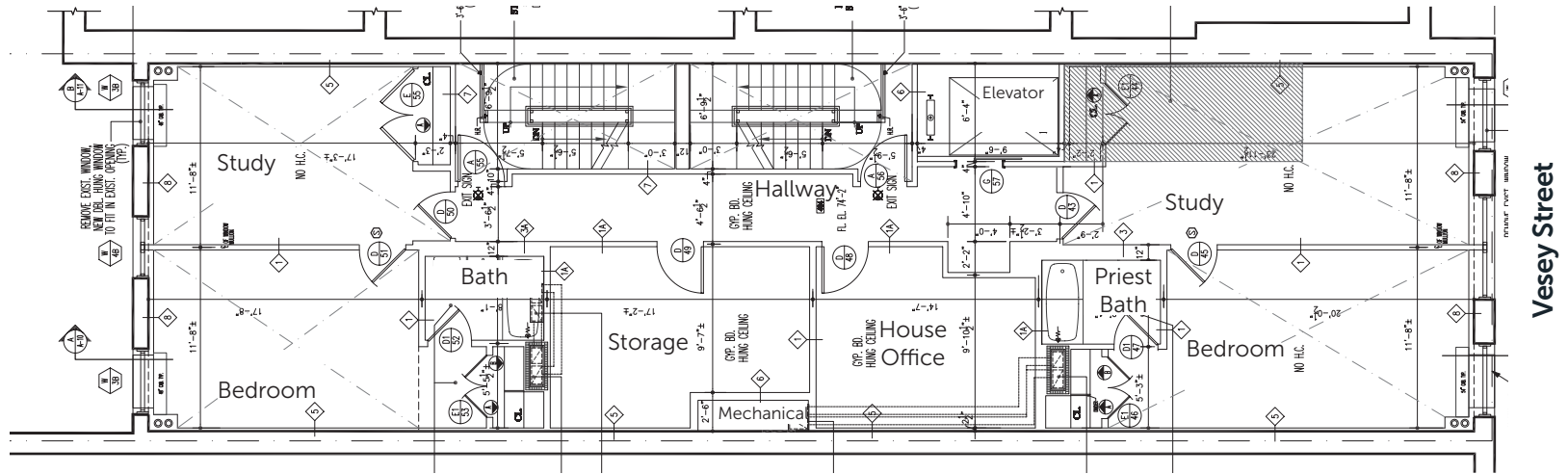
Third Floor



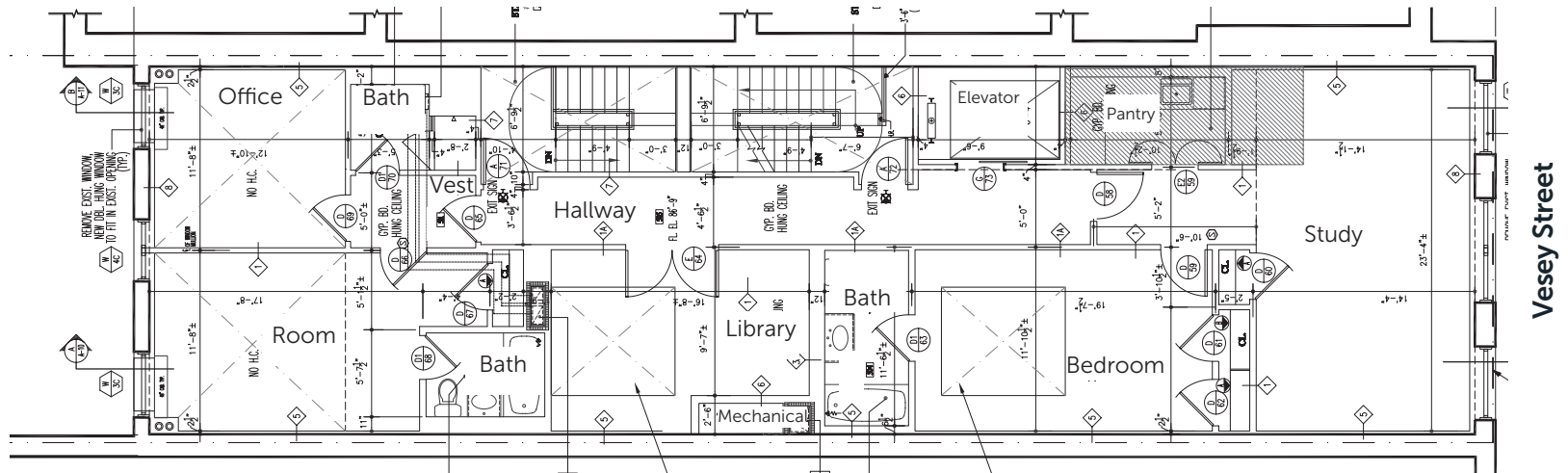
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Fourth Floor



Fifth Floor

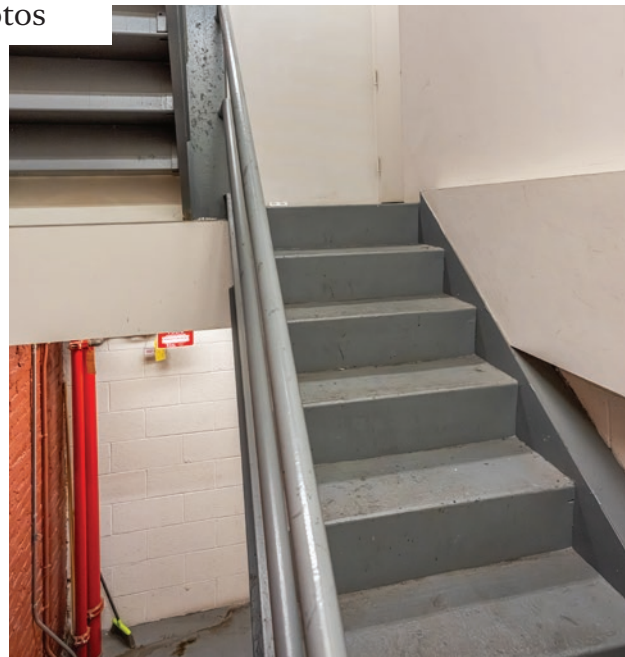


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Interior
Photos

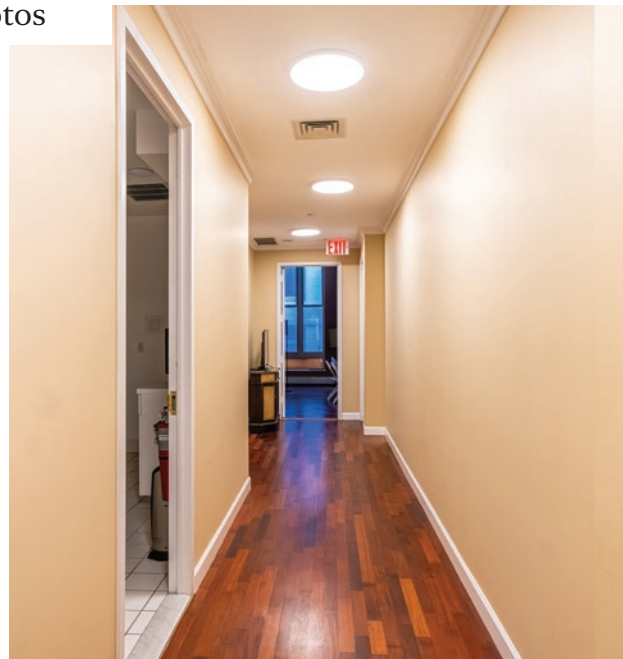


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Interior
Photos



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Vibrant Manhattan Location

Located at the nexus of Tribeca, the World Trade Center and City Hall, 18 Vesey Street enjoys one of the most accessible and convenient locations in New York City.



Wall Street

Wall Street, located in the heart of New York City's Financial District, is a global hub of finance and commerce. Home to the New York Stock Exchange and major financial institutions, it symbolizes economic power and market activity. With its iconic skyscrapers and historic landmarks, Wall Street is a dynamic blend of business, history, and innovation.

One World Observatory

Located atop One World Trade Center, this observatory offers panoramic views of New York City's skyline. Visitors can enjoy dining options while taking in the breathtaking sights.



City Hall

City Hall, near Tribeca, is a historic landmark and the seat of NYC's government, known for its elegant architecture and civic significance.



The Oculus

The Oculus, near Tribeca, is a striking transportation hub and shopping center, known for its futuristic design and connection to the World Trade Center.

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Steps away from The Fulton Center, The World Trade Center Oculus, City Hall and Battery Park, future occupants have easy access to the 2/3/4/5/R/W/J/Z subways as well as NJ Transit's Path Train. Numerous parks, cultural institutions, retail and restaurants also surround the property.

Transportation Score



100
Public Transportation

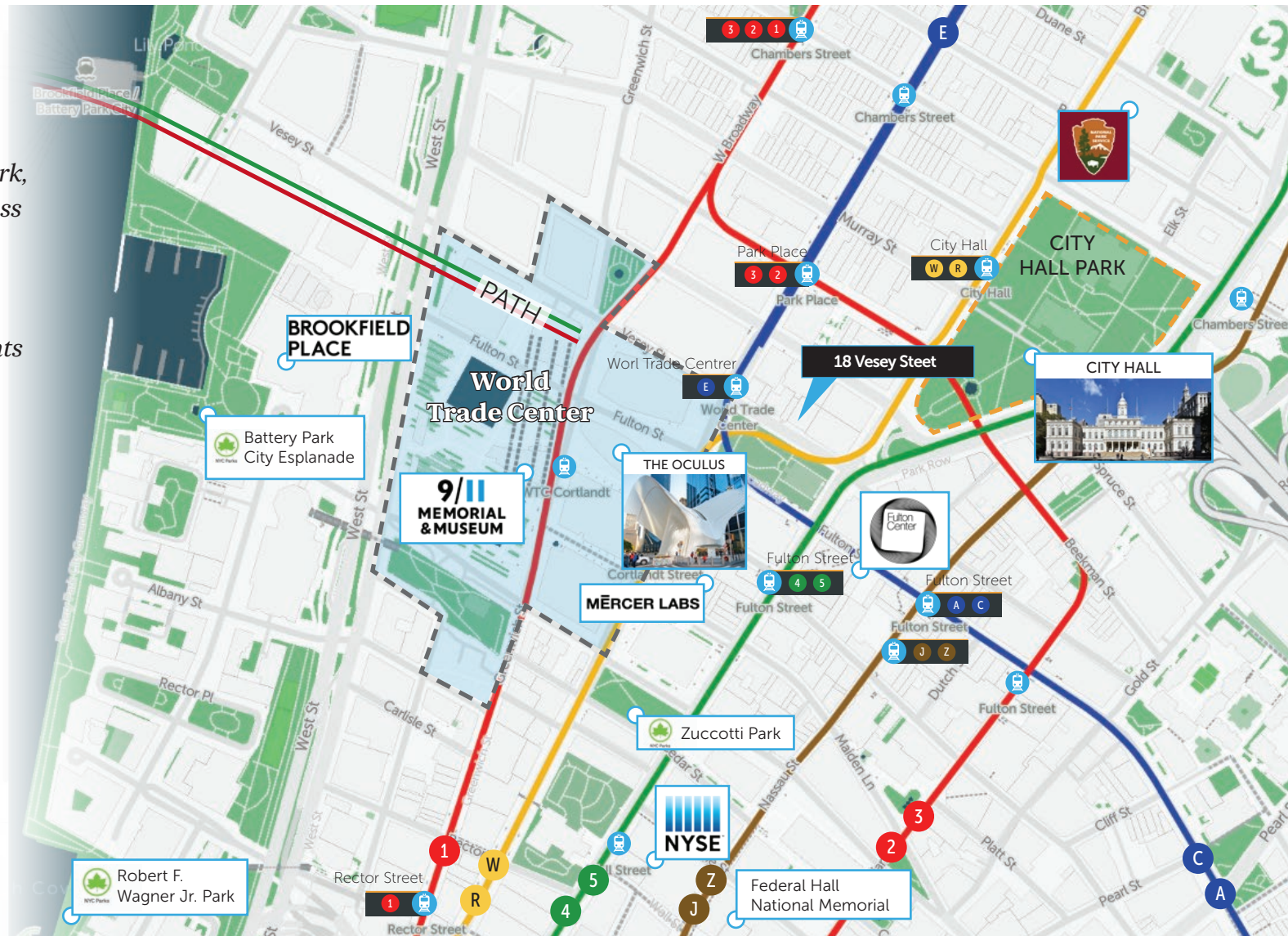


100
Walker's Paradise



89
Rider's Paradise

[Visit Walk Score Website](#) →





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