



75 Murray Street Mixed- Use Building for Sale

\$16,000,000

At the crossroads of history and modern commerce, 75 Murray Street stands as one of TriBeCa's most distinctive and storied addresses. Known as the Bogardus Mansion, this remarkable building dates back to 1857–58 and features an iconic cast-iron façade in the Venetian Renaissance style—an enduring example of the visionary work of James Bogardus, a pioneer in cast-iron architecture.

Over the decades, the property has played an integral role in New York's commercial evolution. It first housed the Hopkins brothers' glassware enterprise before later becoming the headquarters of Knickerbocker Annunciator in the early 20th century, a prominent supplier of elevator and electronic cable systems during a period of rapid urban growth.

A thoughtful restoration in the mid-1990s ushered the building into its next chapter, transforming it into a dynamic mixed-use space that honors its architectural heritage while supporting contemporary use. Today, 75 Murray Street is as much a cultural destination as it is a workplace—frequently hosting events and performances that bring its historic interiors to life.

Inside, modern infrastructure supports today's business needs, with high-speed connectivity, advanced security systems, and sustainability-minded upgrades. As a Class A asset, the building offers flexible leasing and adaptable layouts, making it equally appealing to emerging ventures and established firms alike.

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Rental Income:

Restaurant (existing lease unit Sept. 2034):
\$32,500/month → \$390,000/year

Floor 3 (owner's family using):
Projected rent: \$10,000/month → \$120,000/year

Floor 4 - Leased through 2027: \$10,000/month →
\$120,000/year

Penthouse -Leased through 2027:
\$15,000/month → \$180,000/year

Total Rental Income:

\$67,500/month

\$810,000 per annum

Operating Expenses/ annum:

Real Estate Taxes (RET): \$123,807

Super/ Doorman: \$50,000

Repairs & Maintenance: \$70,000

Water/Sewer: \$20,400

Common Utilities: \$6,000

Total Operating Expenses:

\$22,517/month

\$270,207 per annum

NOI:

\$44,983/month

\$539,793 per annum



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