

GARAGE CONDOMINIUM FOR SALE

THE VISIONAIRE

75 2ND PLACE / 70 LITTLE WEST STREET

BATTERY PARK CITY



CHARACTERISTICS & METRICS

Characteristics

- 100 vehicle permitted occupancy
- Ramped entry; single level parking
- At the base of a 247 unit condominium
- Attended garage
- Stackers installed

Metrics

- 90 - 95 monthlies
- Average 20-30 daily transients

- PILOT (Nov 2022 / Oct 2023): \$228,585.32
- CAM (Nov 2022 / Oct 2023): \$90,860.16



ATTRIBUTES & DEMOGRAPHICS

Market Attributes

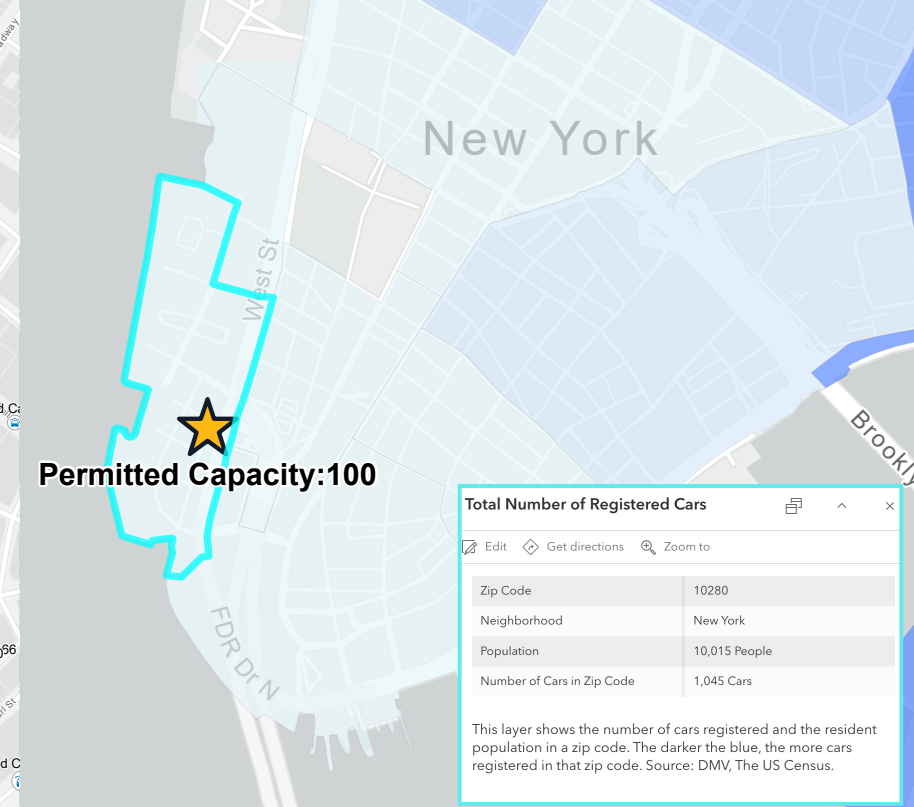
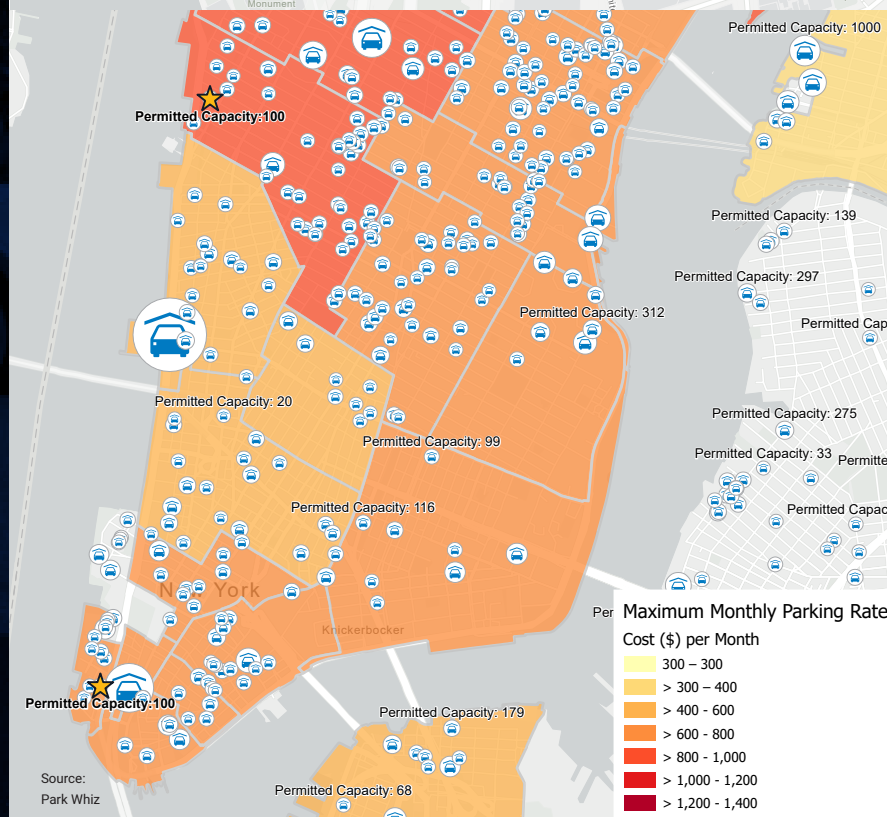
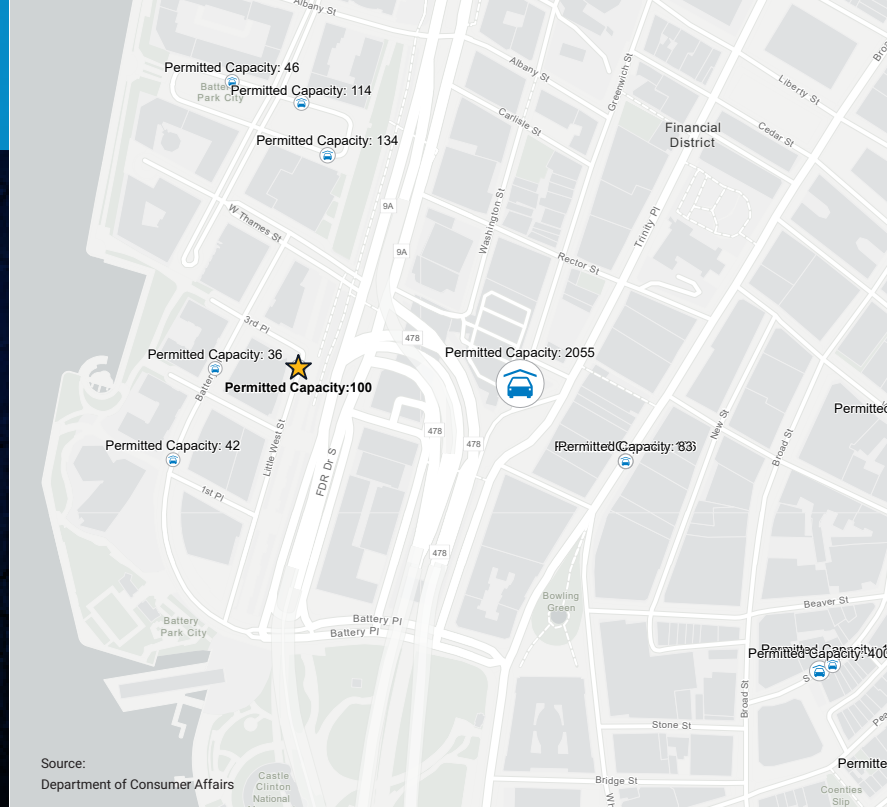
- High concentration of wealthy residents
- 1.07 cars per off-street parking
- Demand for monthlies far exceeds off-street supply
- Housing stock predominantly high-end condos and rental buildings
- Average building unit sales price: \$2 Million
- Average building rental price: \$8,416 per month

Study Area Demographics - 10280 Zip Code

- Total Population: 10,015
- Avg. Household Income: \$273,599

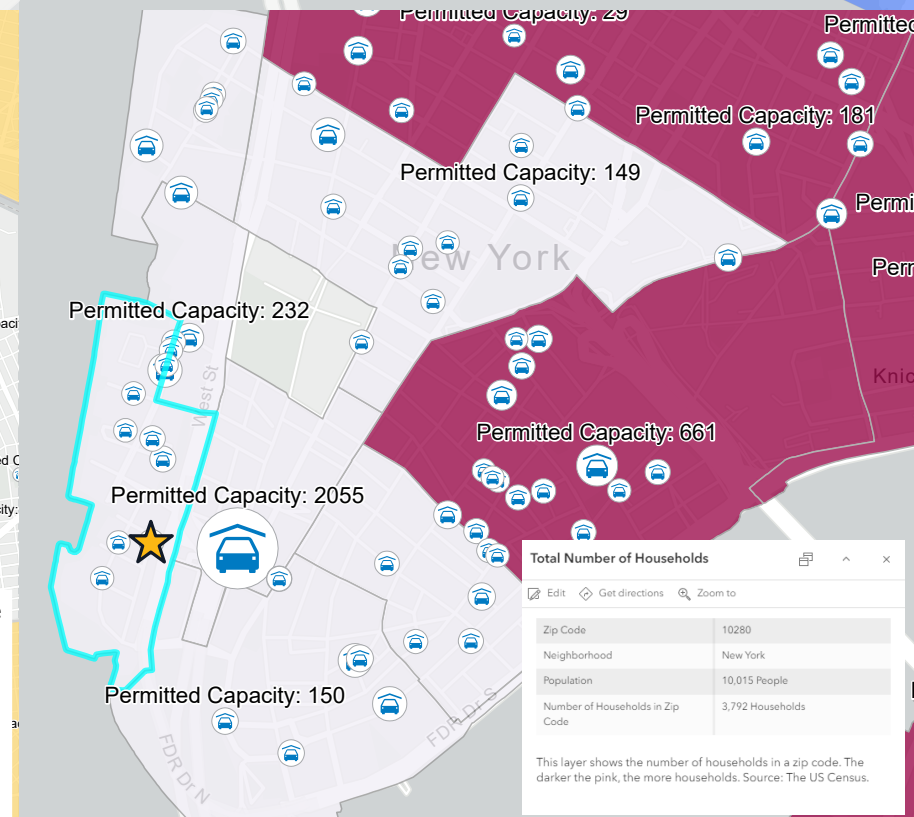
Demand Drivers

- Museum of Jewish Heritage
- Hudson River Esplanade
- The Skyscraper Museum
- Statue of Liberty Ferry Terminal
- 9/11 Memorial
- Brookfield Place



Total Number of Registered Cars	
Zip Code	10280
Neighborhood	New York
Population	10,015 People
Number of Cars in Zip Code	1,045 Cars

This layer shows the number of cars registered and the resident population in a zip code. The darker the blue, the more cars registered in that zip code. Source: DMV, The US Census.



Total Number of Households	
Zip Code	10280
Neighborhood	New York
Population	10,015 People
Number of Households in Zip Code	3,792 Households

This layer shows the number of households in a zip code. The darker the pink, the more households. Source: The US Census.

ABOUT WRG MOBILITY

WRG MOBILITY IS A BUSINESS UNIT OF WRG WINICK REALTY. SINCE 1985, WRG HAS BEEN A MARKET LEADER IN, AND INNOVATOR OF, REAL ESTATE BROKERAGE ADVISORY AND CONSULTANCY SERVICES THROUGHOUT THE GREATER METROPOLITAN AREA. WRG MOBILITY PROVIDES ITS CLIENTS – GARAGE OPERATORS, PROPERTY OWNERS, DISTRIBUTED VEHICLE ELECTRIFICATION

COMPANIES, EV/ICE FLEET COMPANIES, INVESTORS, PARKING-ADJACENT SERVICE PROVIDERS - WITH A UNIQUE, ANALYTICS-FORWARD APPROACH TO BUYING, SELLING, LEASING AND EVALUATING GARAGE PROPERTIES AND THEIR MARKETPLACES.



Exclusive agents



Winick Realty Group LLC, Licensed Real Estate Brokers
655 Third Avenue, 24th Floor | New York, NY 10017
T 212.792.2600 | F 212.792.2660 | winick.com

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Kenneth Hochhauser
212-792-2605
khochhauser@winick.com

Maxwell Greengrass
212-792-2625
mgreengrass@winick.com