

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

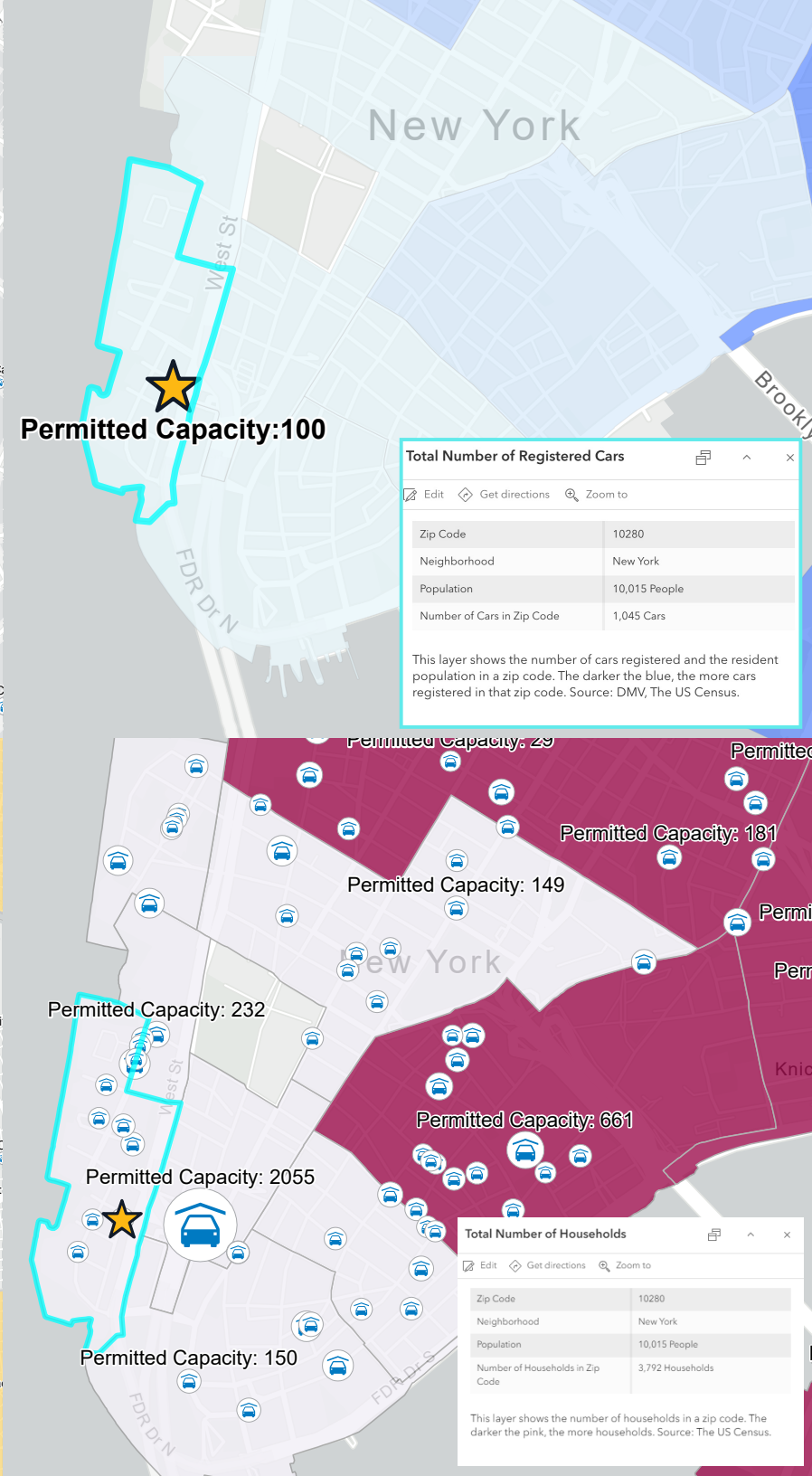
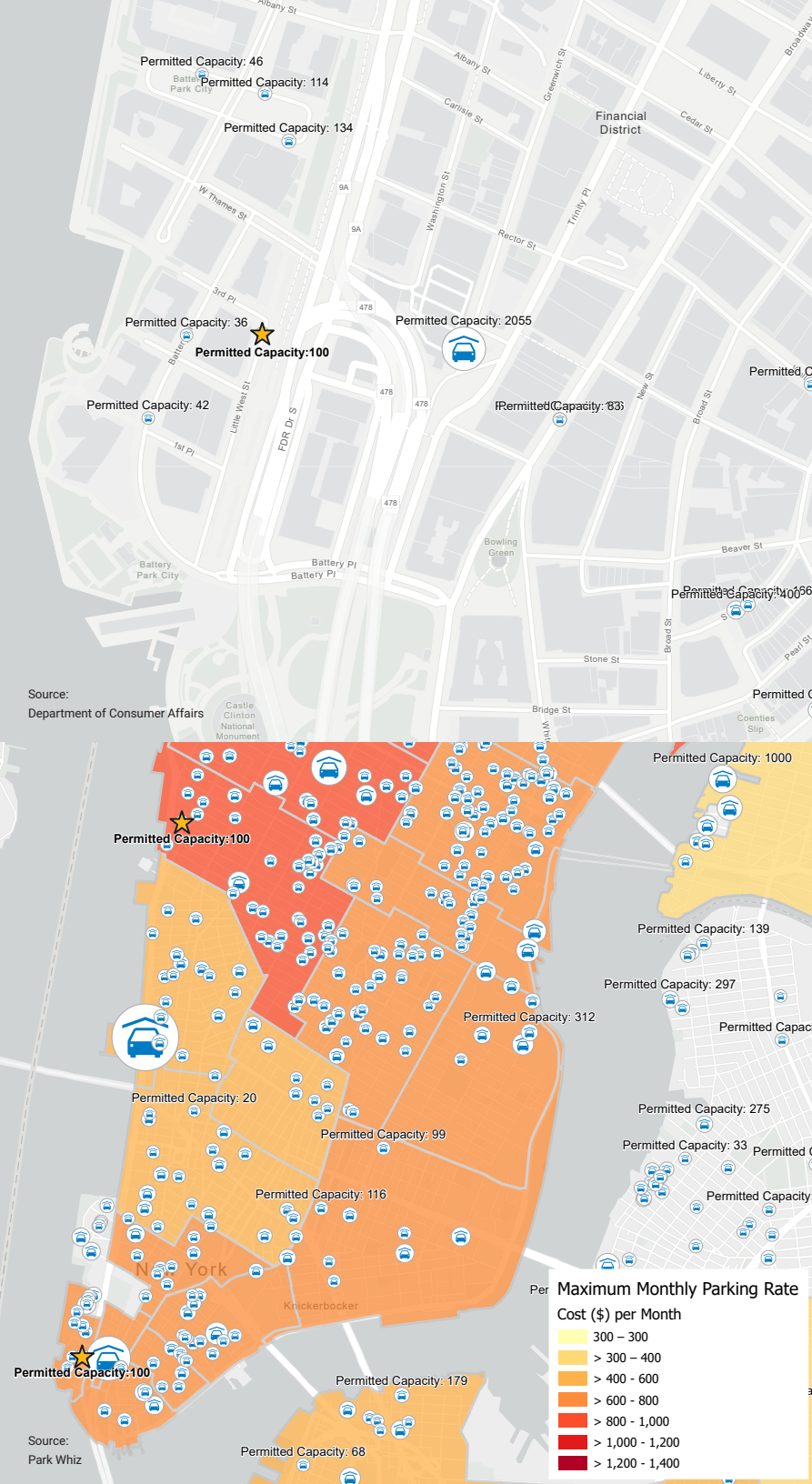
- High concentration of wealthy residents
- 1.07 cars per off-street parking
- Demand for monthlies far exceeds off-street supply
- Housing stock predominantly high-end condos and rental buidlings
- Average building unit sales price: \$2 Million
- Average building rental price: \$8,416 per month

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



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



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