

**50' WIDE FIVE STORY BUILDING FOR SALE
EXCELLENT USERIDEVELOPMENT OPPORTUNITY
DELIVERED VACANT**

UNA-UND East Broadway, New York, NY 10002

Location:	South side of East Broadway Streets	
Block:	UKO	
Lots:	UI & UO	
Lot Size:	50' x 87'.6"	
Building Size:	Basement:	50' x 42' = 2,100
	Ground Floor:	50' x 52' = 2,600
	Second Floor:	50' x 52' = 2,600
	Third Floor:	50' x 42' = 2,100
	Fourth Floor:	50' x 42' = 2,100
	Fifth Floor	50' x 42' = 2,100
		13,600 Below Grade
		11,500 Above Grade



Stories:	Five (5)
Gross Square Feet:	11,500 (Approximately) Above Grade
Zoning: (FAR)	R7-2 (3.44) with a CI-5 Overlay (2.0)
Total Buildable Square Feet:	15,067 or 28,800 which includes community facility
Assessment:	\$281,070 (09/10) 201 East Broadway, \$266,130 203
Real Estate Taxes:	East Broadway \$0.00 The building is tax exempted.

Description: Two 25' wide 5 story mixed use buildings that are connected to form a 50' wide five story mixed use building that is **delivered vacant.**

ASKING PRICE: \$7,500,000

For Further Information or Inspection, Please Contact

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Descriptions:

Two 25' wide 5 story mixed use buildings that are connected to form a 50' wide five story mixed use building that is **delivered vacant.**

In One of the buildings have a meeting area on the ground floors..the second floor has offices in the front and rear and a half bathroom. This floor has 8' dropped ceilings, which can be raised by two or more feet.

The other building has a synagogue occupies the second floor. The third floor of each building has a large office with a small kitchen in the rear with a half bathroom. The ceiling on this floor is 10' and can also be raised. The fourth and fifth floors are floor through apartments in need of gut renovation.

With its combined lot size and build out rights, the property offers a prime opportunity to developers to build numerous quality apartments enhanced by the addition of an elevator. The building is in a section of the Lower East Side that is undergoing considerable development and upgrading.

LOI / POF NEEDED FOR MORE INFORMATION.

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