

**THREE STORY BUILDING FOR SALE
WITH APPROVE PLANS FOR A SIX STORY RENTAL MIXED-USE BUILDING
EXCELLENT DEVELOPMENT/USER OPPORTUNITY**

11 AVENUE A
NEW YORK, NEW YORK

Location:	West side of Avenue A between East Second and East Houston Streets.
Block:	429
Lots:	39
Lot Size:	19' x 80'
Building Size: Approve Plans	Basement Floor: 19' x 80' = 1,520 Gross Sq Ft storage Ground Floor: 19' x 80' = 1,520 Gross Sq Ft Commercial Second Floor: 19' x 68' = 1,292 Gross Sq Ft Residential Third Floor: 19' x 68' = 1,292 Gross Sq Ft Residential Fourth Floor: 19' x 65' = 1,235 Gross Sq Ft Residential Fifth Floor: 19' x 65' = 1,235 Gross Sq Ft Residential Sixth Floor: 19' x 65' = 1,235 Gross Sq Ft Residential
Stories:	Three (3)
Gross Square Feet:	7,809 Approve Square Feet
Net Square Feet:	5,663 Approve Square Feet
Existing Square Feet:	3,919 (19' x 78' first floor and 19' x 64' each 2 nd & 3 rd Floors)
Zoning: (FAR)	R8A (6.02) with a C2-5 Overlay (2.0)
Total Buildable: (6.02 FAR)	9,150.4
Assessment:	\$342,900 (20/21)
Real Estate Taxes:	\$36,669.76
Description:	<p>A 19' wide three story mixed-use building with approve plans for a six story elevated 5-unit mixed-use building. The current building is vacant and gutted and ready to be developed. The approve plans calls for the first floor to be a store and the upper units to be two and three-bedroom floor-through apartments. The apartments will also have two bathrooms. The basement will be used as storage space for the store.</p> <p>The apartments will be high-end with new kitchens that have stainless steel appliances, new bathrooms central HVAC. The bedrooms will be nice and spacious. The elevator will be located at the middle of the units and each floor will have it's own key access.</p> <p>The property is located in an area that has great retail traffic and good residential exposure. The building is close to the F train on East Houston & Allen Street and the park on East 1st Street. A developer can build the property and sell the residential</p>

apartments and the store or keep it as a rental building.

A restaurant operator would love to finish the building, they can occupy the store on the ground floor, keep one of the units above for themselves and rent out the other units for income.

Please email me for the approve plans.

ASKING PRICE: \$5,300,000

OR \$579 PER BUILDABLE SQUARE FOOT



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13

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