

**50' WIDE ONE STORY COMMERCIAL BUILDING FOR SALE**  
**PRIME DEVELOPMENT/USER OPPORTUNITY**  
**151-153 ATTORNEY STREET & 152 ATTORNEY STREET**  
**NEW YORK, NEW YORK**

Location:	West side of Attorney Street between East Houston and Stanton Streets
Block:	350
Lots:	71
Lot Size:	50' x 100'
Building Size:	Ground Floor: 50' x 100' = 5,000 Height limit 80'
Stories:	One (1)
Gross Square Feet:	6,250 (Approximately) which includes the mezzanine and office
Zoning: (FAR)	R7A (4.0)
Total Buildable Square Feet:	20,000
Total Available Air Rights:	13,750 square feet
Assessment:	\$526,230 (18/19)
Real Estate Taxes:	\$55,328

**Description:** A 50' wide one story commercial building which has 25' ceilings. The property is built full is open and column free. The building is made of concrete and steal. There is a stair case which leads to the mezzanine. The mezzanine is 50' x 18' with 7' ceilings; it's being used as storage space. Below the ground floor is the basement which starts at the middle of the property and ends at the back, its 50' x 50' with 7' ceilings. The ground floor has an office to the right of the property it's about 350 square feet. The office is not structural and can be taken apart. The building is delivered vacant.

The property is a **prime development opportunity** since its zoned R7A a developer can build a residential condo or rental apartment building. The property can be a 100% residential building or a mixed use building. For a mixed use building the commercial space would be grandfathered into the property. The height limit is 80' feet. The property is also a **great user opportunity**, since its column free with high ceilings and two sky lights it would be great for an art gallery, or a theater group.

**25' WIDE ONE STORY COMMERCIAL BUILDING FOR SALE**  
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**152 ATTORNEY STREET**  
**NEW YORK, NEW YORK**

Location:	East side of Attorney Street between East Houston and Stanton Streets
Block:	345
Lots:	2
Lot Size:	25' x 100'
Building Size:	Ground Floor:25' x 100' = 2,500 Height limit 80'
Stories:	One (1)
Gross Square Feet:	2,500 (Approximately)
Zoning: (FAR)	R7A (4.0)
Total Buildable Square Feet:	10,000
Total Available Air Rights:	7,500
Assessment:	\$232,110 (17/18)
Real Estate Taxes:	\$24,404

**Description:** A 25' wide one story garage building with 14' ceilings. A **developer** can build a 10,000 residential or mixed use building on the site. A **user** can convert the space into an art gallery or restaurant and build apartments above for themselves to live in.

The properties are in an area in the Lower East Side that is under lots of development. There is high demand for residential condos in the area. All the fine retail stores on East Houston Street help to create the demand for space in this location. The area has good access to all modes of transportation the F, J, and Z trains are on Delancey & Essex Street and the FDR drive is three blocks away.

**ASKING PRICE: \$18,000,000**  
For Further Information or Inspection, Please Contact Sales Agent:  
Kervin Vales (212) 396-8244

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