EVERGREEN
REALTY & INVESTMENTS

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CONDO/LUXURY RENTAL CONVERSION • LOWER EAST SIDE

90 LUDLOW ST / 83 ESSEX ST

LOCATED BETWEEN DELANCEY STREET AND BROOME STREET

One of the last available properties adjacent to the 1.9M SF complex known as the Essex Street Crossing, this development deal is a condo or luxury rental conversion. A block-through loft building with a built-in elevator, two stairwells on either side of the building, and 25 feet of frontage on both Essex Street and Ludlow Street, this prime Lower East Side property is a choice investment. With a maximum usable SF of 25,020, this five-story building has 4,219 retail SF and 14,100 office SF. Currently the building features two retail spaces on Ludlow Street and Essex Street and three floor-through office spaces on the upper floors. At 18,319 SF, the building measures 22' x 175' and sits on a 4,170 SF lot measuring 25.08' x 176.' Currently producing a gross annual income of $328,800, this building has excellent earning potential. Just steps to the F, J, M, & Z trains at Delancey/Essex and four blocks to the B & D trains at Grand Street, this is a rare opportunity in the heart of the Lower East Side.

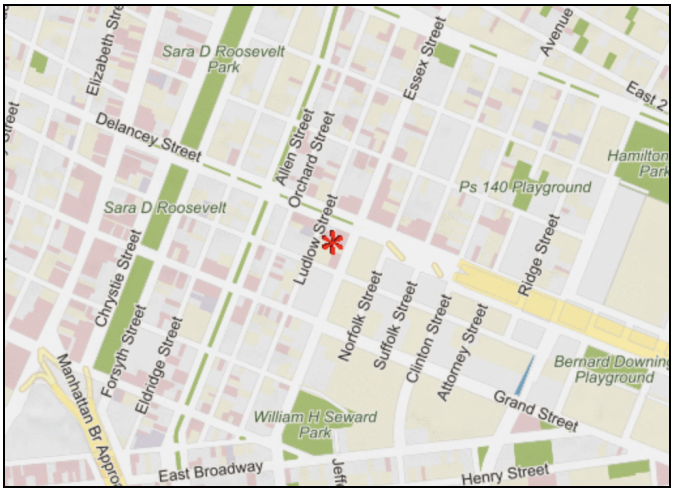
$13,000,000

RENT ROLL

UNITS	ACTUAL	LXP
RETAIL - LUDLOW	$ -	VACANT
RETAIL - ESSEX	$ 4,000	MONTH-TO-MONTH
2F	$ 7,000	MONTH-TO-MONTH
3F	$ 7,500	MONTH-TO-MONTH
4F	$ 9,000	MONTH-TO-MONTH
5F	$ -	VACANT

Actual Gross Annual Income $190,644

LICENSED BROKER & PRINCIPAL
DANIEL BARCELOWSKY
PHONE : 646.373.7944
E- MAIL : DANIEL@EVRGREALTY.COM



BLOCK/LOT	00409-0039
LOT DIMENSION	25' X 176'
LOT SF	4,170
STORIES	5
UNITS	6
YEAR BUILT	1920
ZONING	C6-1
BUILDING DIMENSIONS	22' X 175'
BUILDING SF	18,319
FAR	RES 3.44 / COM 6 / FAC 6.5

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