

VACANT 18,319 SF BUILDING IN PRIME LES WITH AIR RIGHTS



90 LUDLOW STREET

BETWEEN BROOME STREET AND DELANCEY STREET

This vacant office building is located in prime Lower East Side, steps away from the Delancey/Essex J, Z, F, and M trains and the B and D trains at Grand Street. It stands five stories tall and has seven units comprising 18,319 square feet, and has 6,712 square feet of unused air rights. Annual real estate taxes amount to approximately \$124,690. This is an excellent opportunity to own prime real estate and earn steady commercial rental income in the Lower East Side.

\$9,500,000

LICENSED BROKER & PRINCIPAL

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BLOCK/LOT	00409-0039
LOT DIMENSION	25.08' x 176'
LOT SF	4,170
STORIES	5
UNITS	7
YEAR BUILT	1920
ZONING	C6-1
BUILDING DIMENSIONS	22' x 175'
BUILDING SF	18,319
FAR	RES - 3.44 / FAC - 6.5