

**MIXED USE 5 COMMERCIAL • 4 RESIDENTIAL • LOWER EAST SIDE INVESTMENT DEAL**



## 98 FORSYTH STREET

LOCATED BETWEEN BROOME STREET AND GRAND STREET

- This five story, mixed-use elevator (manual) property was built in 1900 and renovated in 2005.
- 26' Frontage on Forsyth Street. Across the Street from Sara D. Roosevelt Park.
- This property consists of nine units of which four are residential, four are commercial, and one is a live/work space.
- Two of the residential units applied for loft law.
- Three commercial spaces, one live-work space, and three apartments of which one is a full floor and two are half-floors (one front and one rear).
- The building has original 12' handcrafted three-dimensional tin ceilings, and an original marble interior staircase.

**\$6,500,000**

**RENT ROLL**

UNITS	ACTUAL RENT	STATUS
RETAIL	VACANT	FM
COM 1	VACANT	FM
COM 2	\$2,650.00	FM
COM 3	\$3,000.00	FM
LIVE/WORK	\$4,000.00	APPLIED FOR LOFT LAW
4A	VACANT	FM
4B	VACANT	FM
5A	\$2,425	APPLIED FOR LOFT LAW
5B	VACANT	FM

### LICENSED SALESPERSON

**AMY ERICSON**

PHONE : 646.373.7944

E- MAIL : [AMY@EVRGREALTY.COM](mailto:AMY@EVRGREALTY.COM)

BLOCK/LOT	00418-0031
LOT DIMENSION	25.58' X 100'
LOT SF	2,508
STORIES	5
UNITS	9
YEAR BUILT	1900
ZONING	C4-4A
BUILDING DIMENSIONS	26' X 100'
BUILDING SF	13,038
FAR	RES - 4 / FAC - 4









