

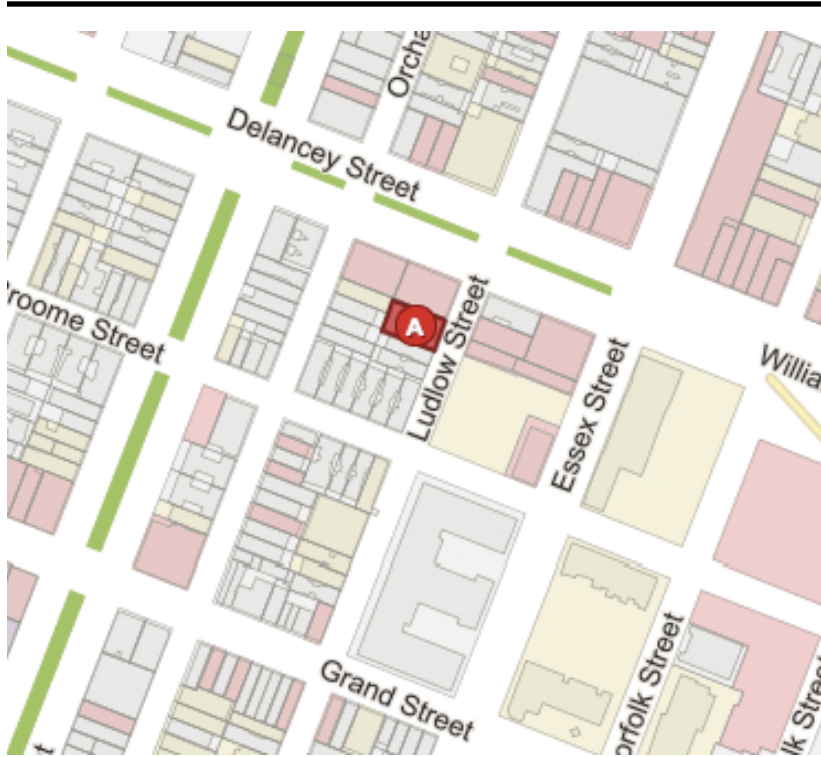


89-91 LUDLOW STREET

LOCATED BETWEEN DELANCEY STREET AND BROOME STREET

Near to the highly anticipated Essex Street Crossing, this prime development opportunity in the Lower East Side boasts 51' of frontage on Ludlow Street and has a lot footprint of approximately 4,500 SF. This property consists of two parcels. The first is a three-story commercial building which will be delivered vacant. The building consists of a basement, a 2,000 SF retail space and an additional 4,000 SF factory space on the upper floors. With a total of 6,000 SF, the building measures 25' x 80' and sits on a 4,437 SF lot measuring 51.08' x 87.83.' The second parcel is an adjacent lot which has a buildable SF of 24,760 for commercial use, 26,711 buildable SF for residential use, and 26,449 buildable SF for mixed use with a community facility or approximately 28,800 buildable SF if with inclusionary housing. The parcel also has a curb cut in place. Located in one of the most popular neighborhoods in Manhattan, this LES development deal is an excellent investment opportunity.

\$13,950,000



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BLOCK - LOT	00409-0020
LOT DIMENSION	51.08' X 87.83'
LOT SF	4,437
STORIES	3
UNITS	1
YEAR BUILT	1900 (EST)
ZONING	C6-2A, C4-4A
BUILDING DIMENSIONS	25' X 80'
BUILDING SF	6,000
FAR	RES - 6.02 / COM - 6 / FAC - 6.5
RESIDENTIAL BUILDABLE SF	26,711

VACANT TWO-PARCEL DEVELOPMENT OPPORTUNITY • LES