

25 BLEECKER STREET
NEW YORK, NY 10012

NoHo Conversion or
Development Opportunity



FOR SALE

PROPERTY DESCRIPTION

A 4-story, vacant building located on the north side of Bleecker Street between Lafayette Street and Bowery. The building is ripe for conversion as current ownership already has LPC approval for a redesigned façade and mixed-use conversion of the existing SF. Alternatively, a purchaser could seek to maximize the buildable envelope by seeking a residential variance for a condo development as seen at nearby projects such as 40 Bond Street and 41 Bond Street. The property is across the street from the new condo building The Schumacher at 36 Bleecker Street where multiple units are under-contract over \$3,000/SF and behind 41 Bond where the PH unit is currently under-contract for over \$4,300/SF. It is located less than a block from the Bleecker Street subway stop and steps from neighborhood hotspots such as Bar Primi, Bianca, and Il Buco. This is a rare opportunity to acquire a vacant building primed for conversion or development in the heart of NoHo.

PROPERTY INFORMATION

BLOCK / LOT	529 / 54
LOT SIZE (APPROX.)	20' x 68.25'
LOT SF (APPROX.)	1,358
BUILDING SIZE (APPROX.)	20' x 40' Irr.
GROSS SF (APPROX.)	2,962
EXISTING STORIES	4
ZONING	MI-5B
BASE FAR	5.00
COMMUNITY FACILITY FAR	6.50
TOTAL LIVE-WORK BSF (APPROX.)	6,788
MAX BSF WITH CF (APPROX.)	8,824
HISTORIC DISTRICT	NoHo East
RE ASSESSMENT	\$56,732 (15/16)
ACTUAL RE TAXES	\$10,868 (15/16)



ASKING PRICE

\$6,500,000

FOR MORE INFORMATION, PLEASE CONTACT:

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