

109 EAST 9TH STREET, NEW YORK, NY 10003

Prime East Village Retail Opportunity w/ Value-Add Potential + Air Rights | **FOR SALE**

Bidding Deadline 4:00PM on Thursday, February 11th



PROPERTY INFORMATION

Block / Lot	555 / 40	
Lot Dimensions	37.5' x 69.83'*	
Lot Size	2,095	Sq. Ft. (Approx.)
Building Dimensions	30' x 69.83'	
Stories	5	
SRO Residential Units	13	
Commercial Units	1	
Units	14	
Building Size (Above Grade)	6,260	Sq. Ft. (Approx.)
Building Size (including Basement)	8,355	Sq. Ft. (Approx.)
Zoning	C6-2A, R8A (Residential Equivalent)	
FAR	5.4 Base FAR / 6.0 Commercial / 7.2 FAR Inclusionary	
Base Buildable Area - Resi	11,312	Sq. Ft. (Approx., as-of-right)
Buildable Area - Commercial	12,580	Sq. Ft. (Approx., as-of-right)
Buildable Area w/ IH	15,083	Sq. Ft. (Approx., as-of-right)
Assessment (20/21)	\$1,271,250	
Real Estate Taxes (20/21)	\$133,952	

* Please inquire for details regarding a 7.5' wide portion of an adjacent alleyway that is included in the offering.

EAST VILLAGE

Location

TURNKEY

Retail Space

37.5'

Wide*

C6-2A

Zoning

PROPERTY DESCRIPTION

Ariel Property Advisors presents 109 East 9th Street, a unique mixed-use investment opportunity on the north side of East 9th Street between Third and Fourth Avenues in the heart of Manhattan's East Village.

The property is improved by 5-story, 30' wide, 6,260 sq. ft. (approx.) walk-up building that contains 1 retail unit and 13 SRO units. The retail unit, which currently operates as a restaurant and will be delivered vacant, spans the entire ground floor, the entire basement and most of the second floor. Equipped with 2 full bars, a fully operational kitchen and 5 bathrooms, the retail space is in turnkey condition allowing for immediate use for a bar/restaurant space or investors can take advantage of the flexible layout for alternative use. The property's 13 SRO units occupy space on the second, third and fourth floors. Four of these SRO units will be delivered vacant. Future development or air rights sales may be a consideration given the property's C6-2A zoning (FAR:5.4 base residential, 6.0 commercial, or 7.2 w/ inclusionary housing).

The offering also includes a 7.5' wide alleyway that runs along the west side of the

building that is subject to an easement with a neighboring property, while also serving as a fire exit for the restaurant space. Please inquire for more details.

109 East 9th Street sees tremendous foot traffic and has outstanding retail potential because of its central location among the East Village's most significant educational and cultural institutions. New York University, Cooper Union and the Manhattan campus of St. John's University Law School are all steps away from the building. The property is further enhanced by the many performance theaters, parks, movie theaters, comedy clubs, boutiques, bars and diverse dining options that surround it. Transportation is easily accessible via the 6/R trains that are around the corner, as well as Union Square station and the Houston Street F train that can both be reached in under 15 minutes by foot.

Offering a prime retail opportunity and future value-add potential, 109 East 9th Street represents a premier Manhattan opportunity for owner-users and investors.

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\$3,750,000

Asking Price

\$599

\$/SF

\$265

\$/BSF - Base FAR

THURSDAY, FEBRUARY 11TH @ 4PM

Bidding Deadline

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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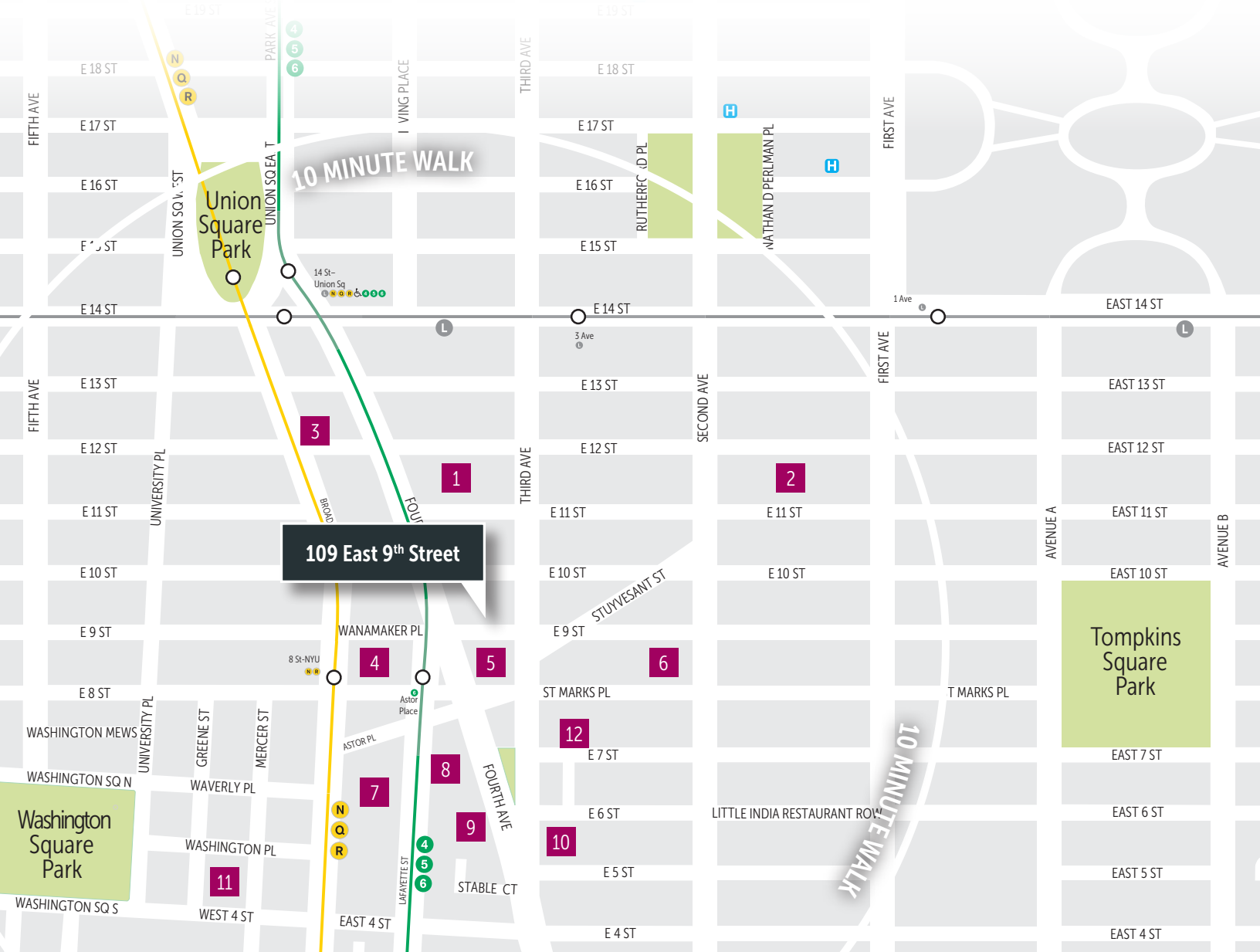
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1 WEBSTER HALL	2 NOODLE BAR	3 STRAND 18 MILES OF BOOKS NEW YORK CITY - EST. 1927	4 770 Broadway	5 IBM Watson Health ST. JOHN'S UNIVERSITY	6 VILLAGE EAST CINEMA
7 Astor Place Theatre	8 PUBLIC THEATRE	9 THE COOPER UNION	10 The Standard	11 NYU	12 MCSORLEY'S OLD ALE HOUSE

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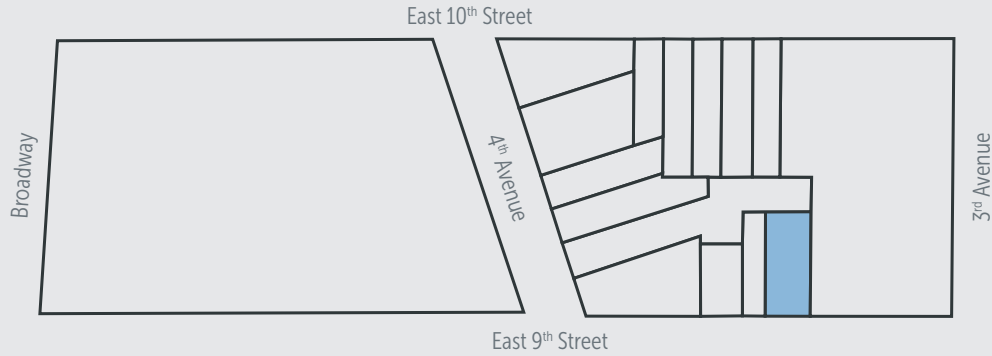
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North side of East 9th Street between 3rd Avenue and 4th Avenue



555 | **40** | **37.5' X 69.83'** | **2,619**
 Block | Lot | Lot Dimensions* | Lot Area SF

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RENT ROLL

UNITS	STATUS	ACTUAL / PROJECTED	MONTHLY INCOME
Commercial	Vacant	Projected	\$25,000
1A	SRO	Actual	\$600
1C	SRO	Actual	\$600
2A	SRO	Actual	\$323
2B	SRO	Projected	\$364
2D	SRO	Actual	\$450
2E	SRO	Actual	\$251
3A	SRO	Projected	\$364
3C	SRO	Actual	\$400
3D	SRO	Actual	\$202
4A	SRO	Projected	\$364
4B	SRO	Actual	\$177
4C	SRO	Actual	\$164
4D	SRO	Projected	\$364
TOTAL MONTHLY INCOME			\$29,624
TOTAL ANNUAL INCOME			\$355,492

\$3,750,000

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