

Lou Moskowitz lou@hellerorg.com C: 917-671-6844 Scott Heller scott@helleorg.com O: 212-366-5034

PRIME CHINATOWN BUILDING FOR SALE REPOSITIONING OPPORTUNITY

Address: 62-64 Mulberry Street

New York, NY 10013

Location: Eastside of Mulberry between

Bayard and Mosco.

Directly across street from

Columbus Park

Description:

8-Story Garage Building, NNN leased to operator. Income - \$586,500/yr.

LXP: 6/19

Block/Lot: 164/17

Lot Size: 50'x95'

Footprint: 4,810 sf

Currently Overbuilt:

35,841 sf - above grade

5,320 sf - cellar

Zoning: C6-1

FAR: Residential - 3.44

Commercial - 6.0

Community Facility - 6.5

2017/2018 RE Tax: \$302,697

Mortgage: Delivered Free and Clear



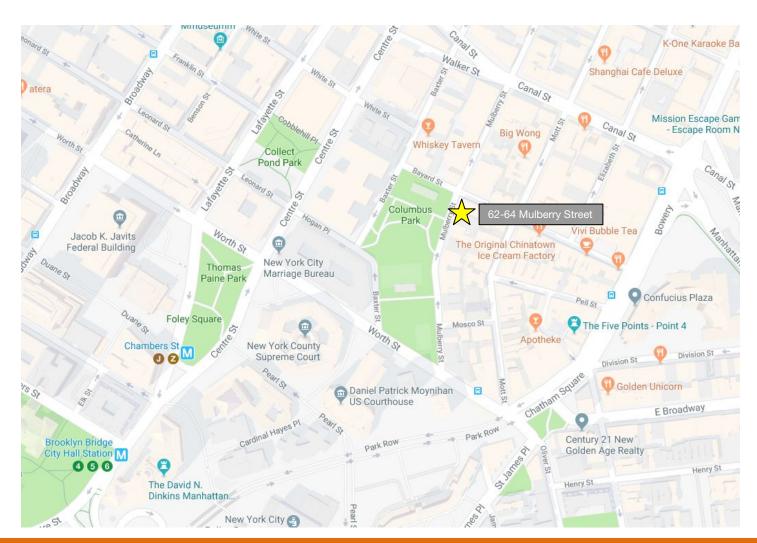
ASKING \$22,500,000 - Cash



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- Existing building is 8 stories
- 87'-4" high at roof level
- The 7th and 8th stories are set back 15'
- Existing FAR is 7.45, extra floor area was approved for garage use
- Garage capacity 220, licensed for 193 cars
- Currently NNN leased to parking garage operator for \$586,500
- LXP June 2019



54 West 21st Street, 6th FLOOR | NEW YORK, NY 10010 | P: 212 366-5034 | F: 917 591-0590



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Existing Layout Remove existing garage elevators 640 SF/FL x 8 FLs - 5,120 SF 49'-11 1/4" Garage Elevators 640 SF/FL 95'-9 3/4" 8 Story Garage Setback 15

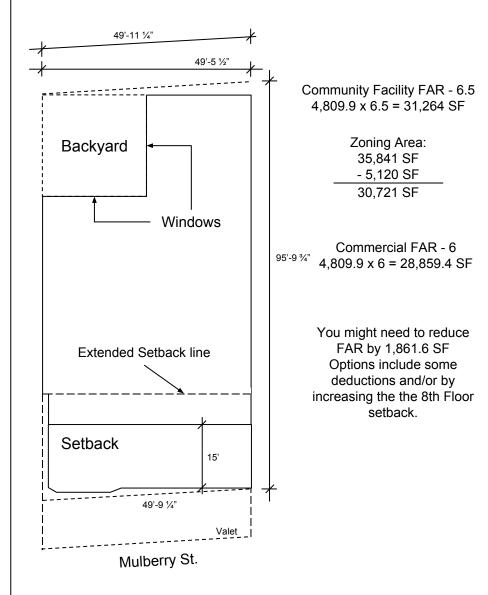
Lot Area: 4,809.9 SF Zoning Area: 35,841 SF

Valet

49'-9 1/4

Mulberry St.

Illustration for Possible Community Facility and/or Commercial Repositioning



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