

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

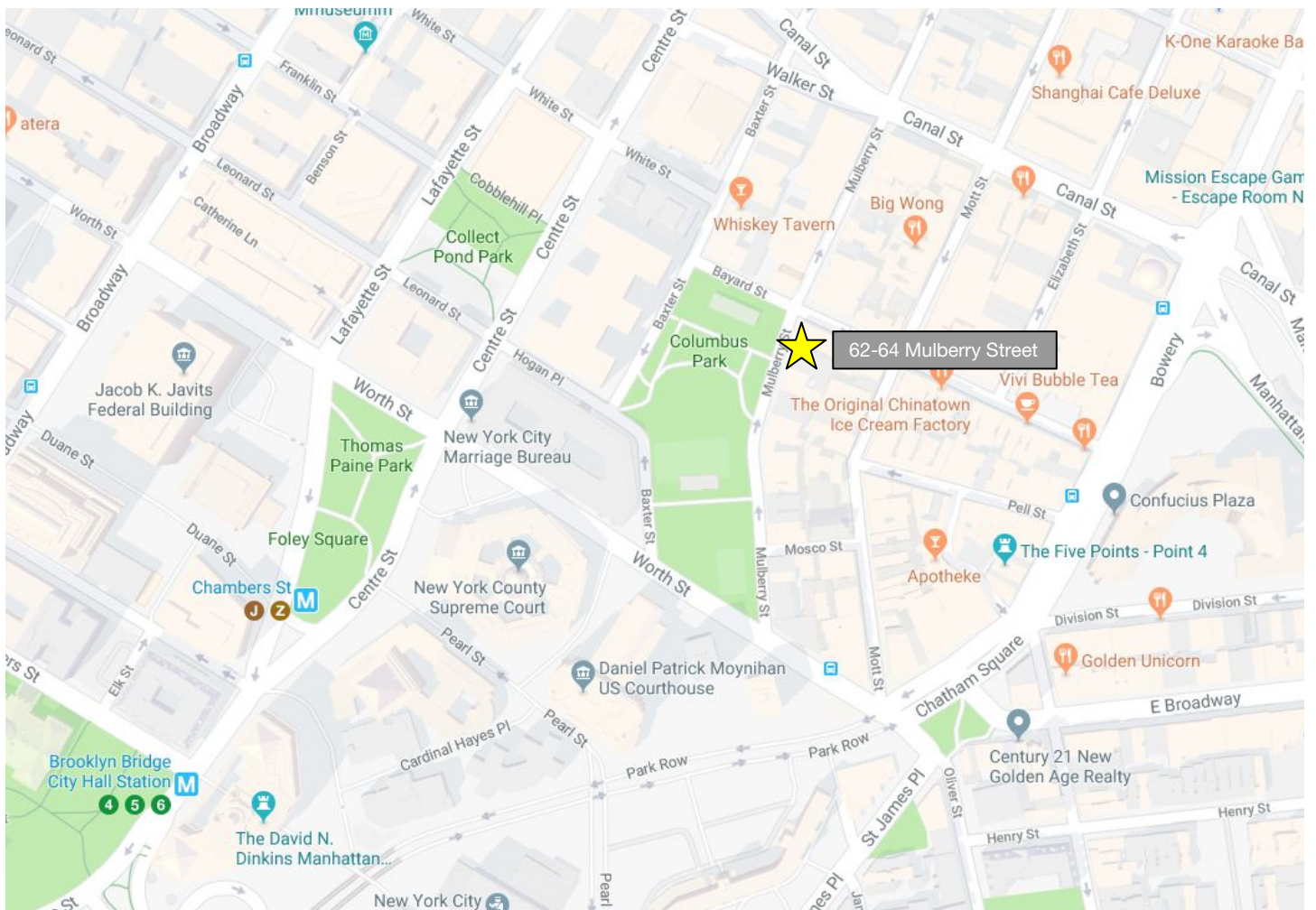
Mortgage: Delivered Free and Clear



ASKING \$28,000,000 - 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



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Existing Layout

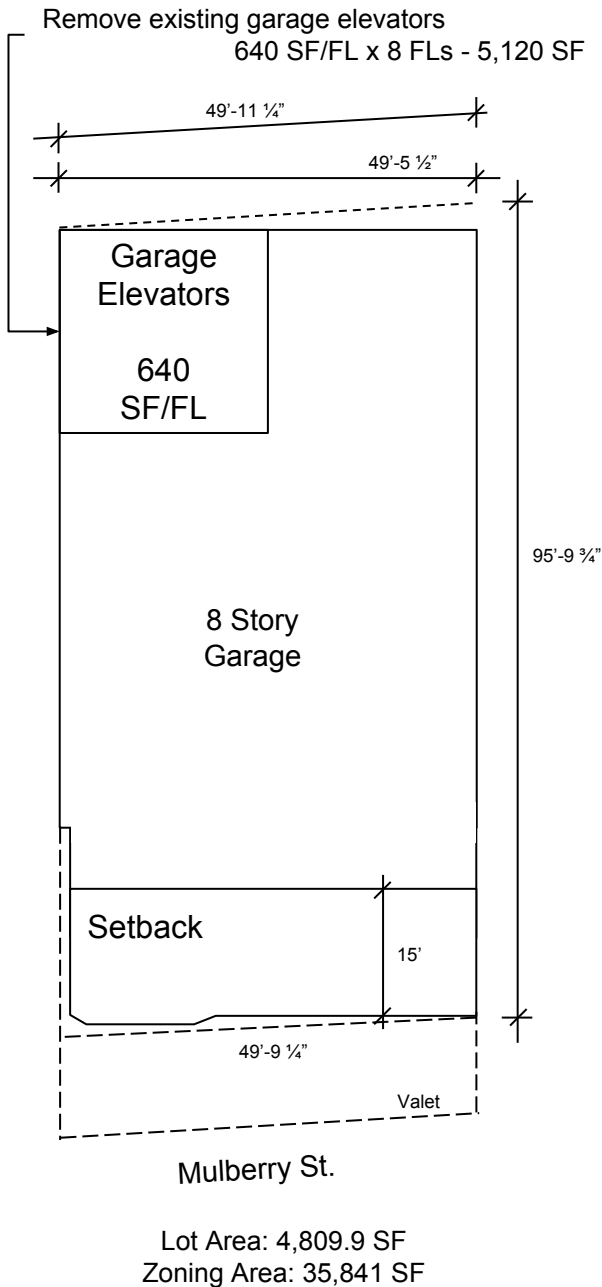
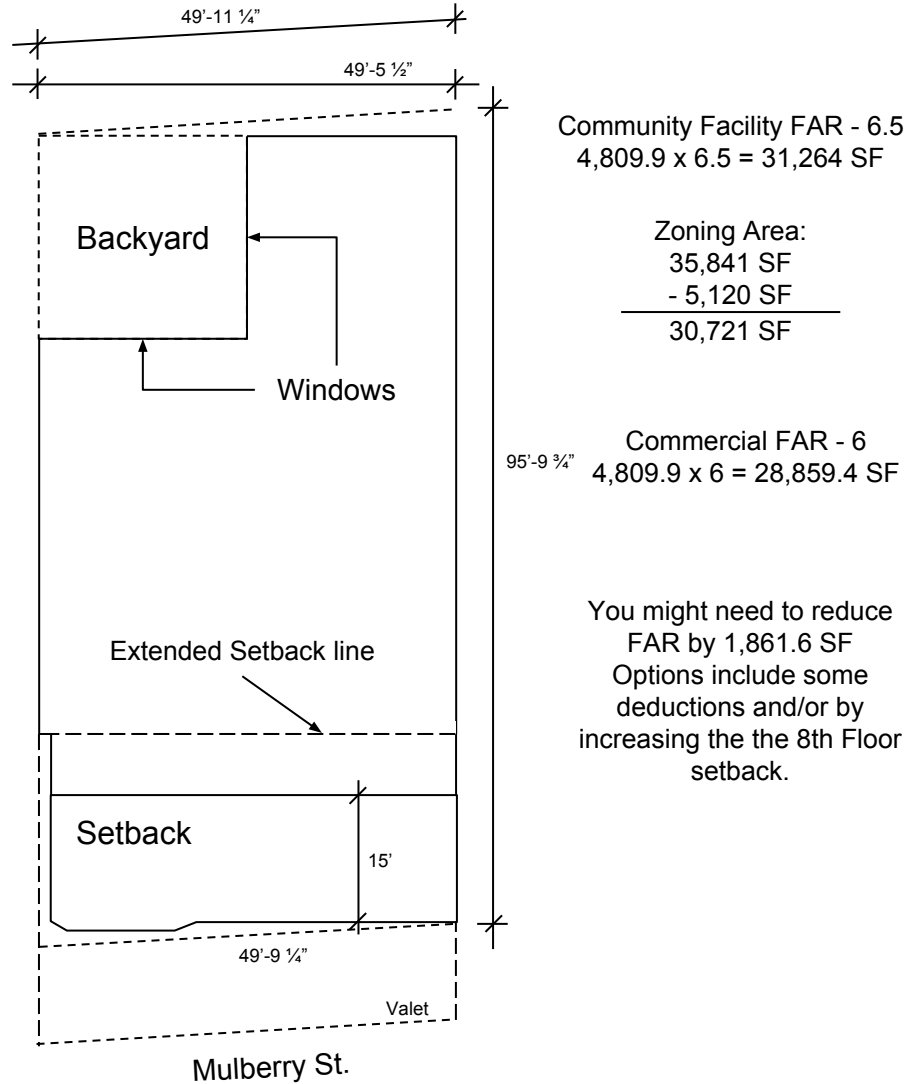


Illustration for Possible Community Facility and/or Commercial Repositioning



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