

Building for sale in the LOWER EAST SIDE/NOLITA

207 BOWERY



CHARACTERISTICS

BLOCK:	425
LOT:	13
LOT SIZE:	27' X 100'
FOOTPRINT:	2,739 SF
ZONING:	C6-1
BUILDING CLASS:	K9
FAR:	6.0 (As Built 7.30)
ASSESSMENT (09/10):	\$1,360,797
TAXES (09/10):	\$144,407

PRICE

Available upon request

DESCRIPTION

207 BOWERY is a seven story elevated mixed-use property located at the crossroads of NoLita and the Lower East Side. The property was redeveloped in 2005 as a mixed use condominium and was retained by the developer as a residential rental. The owner currently occupies the 2nd and 3rd floor for their office operations which will be delivered vacant. The owner also operates the restaurant on the ground floor and will consider a leaseback or retention of the retail unit or the unit can be delivered vacant as well. The upper floor residential units are currently configured as three bedroom and four bedroom units and achieve very strong income. All units are on 12-months leases.

A tremendous amount of value can be added by reconfiguring the 2nd floor and the 3rd floor as 2 – 4 residential units. The property works very well as a rental project or as a closed condominium conversion.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du
President
212.505.6300 x235
rdu@dumann.com

DUMANN Realty

235 West 23rd Street / 5th Floor / New York NY 10011
T 212.505.6300 / F 212.505.6444 / www.dumann.com

Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.