

**FOR SALE**

**Asking Price: \$12,000,000**



PROPERTY INFORMATION			
<b>Location:</b>	South side of East 3rd Street, between Avenue B & C		
<b>Block / Lot:</b>	385 / 24		
<b>Lot Size:</b>	49.58' x 105.96'	Approx.	
<b>Lot Area:</b>	5,253	Approx. SF	
<b>Building Size:</b>	49.58' x 105.96'	(Irregular) Approx.	
	<u>Dimensions</u>	<u>Square Feet</u>	
<b>Basement:</b>		800	(Approx. SF)
<b>Ground Floor:</b>	49.58' x 105.96' (Irr.)	4,500	(Approx. SF)
<b>Mezzanine:</b>		850	(Approx. SF)
<b>Gross SF:</b>	(Above Grade)	5,350	(Approx. SF)
	(Including Basement)	6,150	(Approx. SF)
<b>Commercial Unit:</b>	1		
<b>Zoning:</b>	R8B		
	<u>Residential/Community Facility</u>		
<b>FAR:</b>	4.00		
<b>Total Buildable SF:</b>	21,012	(Approx. SF)	
<b>Minus Existing Structure:</b>	5,350	(Approx. SF)	
<b>Available Air Rights:</b>	15,662	(Approx. SF)	
<b>Assessment (17/18):</b>	\$	421,830	(Tax Class 4)
<b>Taxes (17/18):</b>	\$	44,604	

### PROPERTY DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to sell 238-240 East 3rd Street, a commercial building located on the south side of East 3rd Street, between Avenues B and C. The lot is approximately 50' x 106' with a lot coverage of 5,253 SF. The building houses offices, a meeting area, and a large theatrical studio with 20' ceiling heights. Furthermore, it was most recently used by a local entertainment company in which theatrical acts and stunts were arranged. The fire alarm, sprinkler and electrical systems have been upgraded recently. The CO allows for a maximum occupancy of 76 on the ground floor, and 12 on the mezzanine. The building has approximately 4,500 SF on the ground floor, 850 SF on the mezzanine level and 800 SF in the basement. It is in the R8B zone, which has a 4.00 FAR for residential or community facility uses. The total buildable square footage is approximately 21,000. Note: There is an outdoor walkway alley on the westerly side of the property (the majority of the building is 43 feet wide). This is an excellent opportunity for a developer to acquire a 50' wide development site in the East Village. In addition, considering how unique the building is, the offering presents an incredibly rare opportunity in which the current building and configuration could be maintained for a user. The surrounding area has a wide array of great shopping, dining and nightlife options. The neighborhood has experienced rapid transformation in recent years which has attracted a younger population drawn to the area's new developments and dynamic streetscape.

EAST 3rd STREET



EAST 2nd STREET

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