

100 First Avenue, New York, NY 10009



For further information, kindly contact exclusive agents:

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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. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

PROPERTY INFORMATION

Property Address:	100 First Avenue, New York, NY 10009
Alternate Address:	401- 403 E Sixth Street, New York, NY 10019
Location Description:	North East Corner of 1st Avenue and East 6th Street
Block, Lot:	434 / 01
Zoning:	R7A / C2-5
Lot Size:	16'5" x 70' (1,155± SF)
Building Size:	5,775± SF
Stories:	Five (5) Stories Plus Basement
Layout:	Ground Floor - Retail store Second to Fifth Floor - Residential apartments • Three Studios (2E, 4E, 5E) • Four One Bedrooms (2W, 3E, 3W, 4W)
Year Built:	1920
Property Tax:	\$26,485 (2023/2024)
Sale Price:	Upon Request

INCOME INFORMATION:

Total income for the entire building is \$312,000 per annum NNN.* from Jan.2023 followed by 3% increase each year. Lease will expire in 2025.

*Remark: The ground floor tenant Dunkin Donuts is holding a master lease for entire building.

RESIDETAIL APARTMENT RENTAL TYPE:

Free Market: 2E, 2W

Rent Stabilize: 3E, 3W, 4E, 4W, 5E

LOCATION HIGHLIGHT:

Located in the heart of East Village. Just minutes away from St. Mark Place, Cooper Square, NYU, Tompkins Square Park, Washington Square Park, Beth Israel Hospital and trendy restaurants, bars and cafes.

Nearby subway lines: L, F, M,Q, R and 6 trains

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Exclusive Offering For Sale
Ground Floor Retail Plus Seven (7) Residential Units in Downtown Manhattan
100 First Avenue, New York, NY 10009

TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code

Total Population	57,925
Median Age	37.1
Average Household	\$95,947
Family Households	35.2%

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NEIGHBOR MAJOR RETAILERS

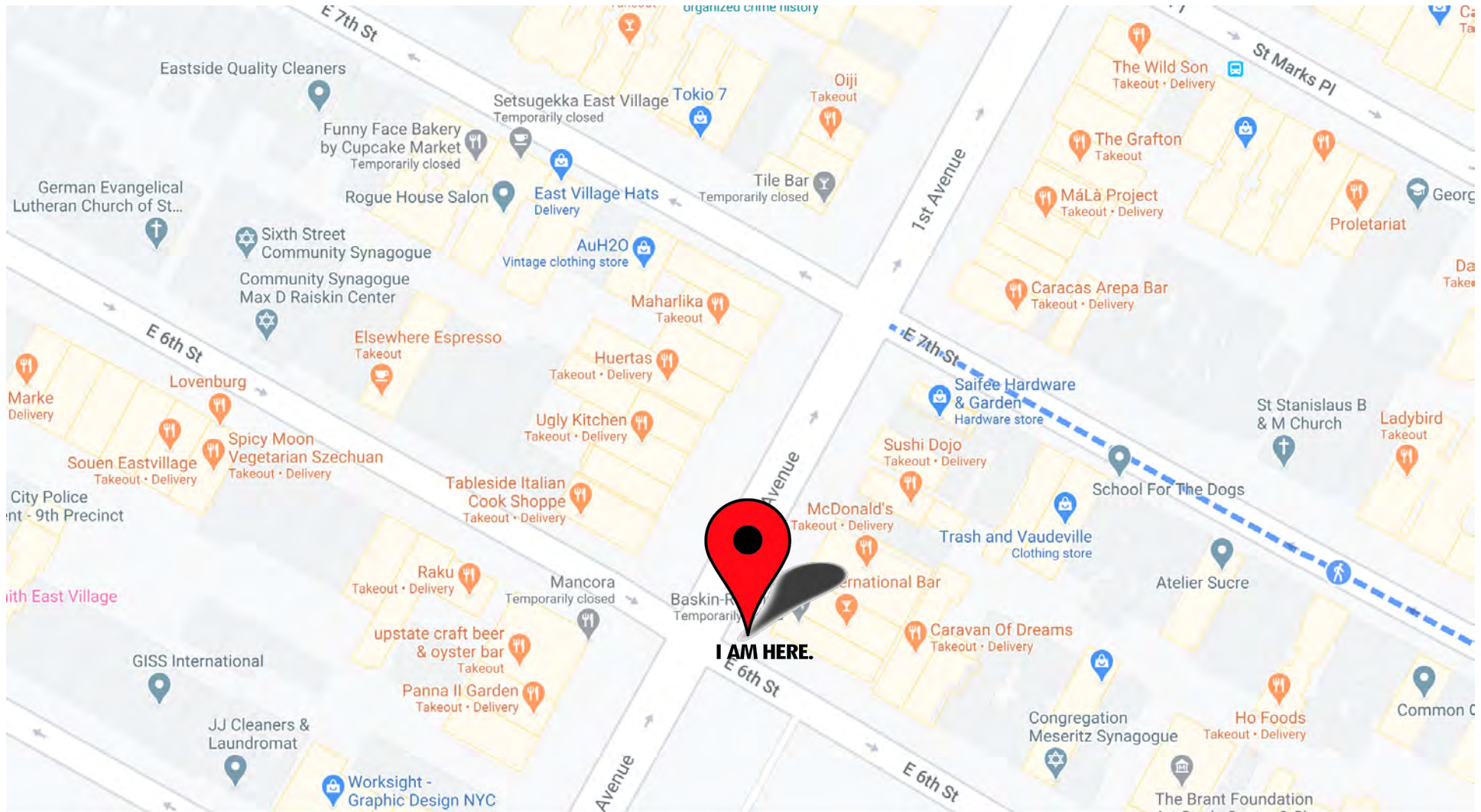
				
				



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