

**Mixed-Use Loft Building
For Sale**
15 Orchard Street
New York, NY 10002



LOCATION:	West side of Orchard Street, between Hester and Canal Street		
BLOCK / LOT:	299 / 32		
LOT DIMENSIONS:	20' x 50'	(Approx.)	
LOT AREA:	1,000	(Approx. SF)	
BUILDING DIMENSIONS:	20' x 50'		
Floor	Gross SF	Dimensions	Ceiling Height
Cellar (Approx.)	1,000	20' x 50'	9.3'
Ground Floor (Approx.)	1,000	20' x 50'	13'
2nd Floor (Approx.)	1,000	20' x 50'	10'
3rd Floor (Approx.)	1,000	20' x 50'	10'
4th Floor (Approx.)	1,000	20' x 50'	10'
Total Gross SF (Approx.)	4,000	(Above Grade)	
Total Gross SF (Approx.)	5,000	(With Cellar)	
ZONING:	C6-2		
AIR RIGHTS: (Approx.)	2,000	Residential/Commercial SF	
ASSESSMENT (14/15):	\$479,115		
TAXES (14/15):	\$61,590		



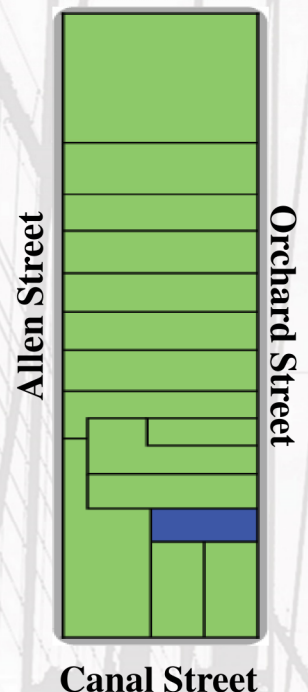
PROPERTY DESCRIPTION: BID DEADLINE: MARCH 19 THURSDAY, 5PM.
15 Orchard Street is a 4-story mixed-use building located on the west side of Orchard Street, between Canal and Hester Streets. The building has 1 occupied retail unit on the ground floor and 3 floor through loft style apartments on the 2nd, 3rd and 4th floors. The ground floor retail unit benefits from a 13 foot ceiling and the apartments have 10' ceilings. The entire building recently received a substantial renovation and is in excellent condition. The retail unit and apartments are all submetered for gas and electric. Furthermore, there are boilers in each unit and therefore all tenants pay their own heat. There are approximately 2,000 SF of air rights intact. All tenants are on a 1 or 2 year lease. The subject shares the block with many neighborhood staples including dozens of popular galleries, fashion retailers, moderns restaurants such as The Fat Radish in addition to the Lower East Side Business Improvement District's office/center. Furthermore, located just south at the corner of Orchard and Canal Streets, the historic Jarmulowsky Bank Building is in the process of being converted to a 105-room hotel. This is an exceptional opportunity to live and invest in one of Manhattan's most exciting neighborhoods.

Asking Price: \$4,500,000

For more information or inspection, please contact Exclusive Agents:

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Hester Street



Canal Street

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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