

43-45 ORCHARD

Mixed Use Townhouse : Block & Lot 308-25 : Lower East Side



A seven story plus mezzanine mixed use elevator loft building located on Orchard Street. The building is currently configured with thirteen free market units and a retail unit. This is an excellent opportunity for an investor to receive a steady stream of cash flow from the in-place units in a rapidly growing neighborhood. There is further upside with the potential to convert the building to luxury condominiums.

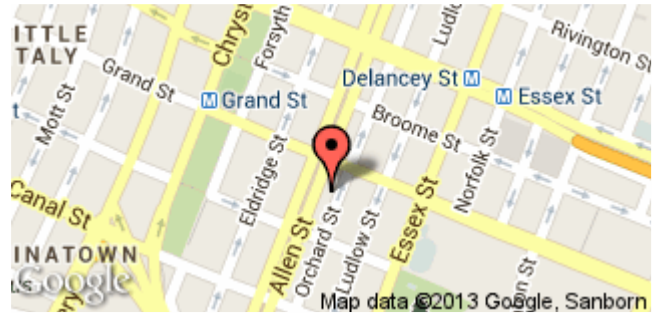
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\$16,950,000 (Approx. \$1,367 /Sq.Ft.)

\$68,936 Annual RE Taxes

- 10 Units
- 9 Floors
- 46 Rooms
- 16 Baths

Lot Dimensions: 36.5 x 66
Building Dimensions: 36.5 x 66
Bldg Sq. Footage: 12,400
Zoning: C6-2



(N) Store: \$3500

(S) Store: \$2000

2nd Floor: \$1000

3rd floor: \$2971

4th floor: \$899

5th floor: \$3535

6th floor: \$3000

7th floor: \$773