

## 100 ORCHARD

Townhouse Block & Lot 409-4 Lower East Side

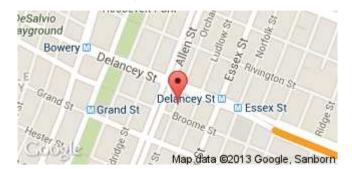
The building is 1879 a landmark, a piece of NYC history. A 26-foot wide 8 -story elevator hotel building that has been renovated. The building has 22 suites with all the original details in place. The property is fully sprinkler with a state-of-the-art fire alarm system. The property lies in the heart of the Lower East Side near the Tenement Museum. This is prime opportunity for a hotel user they can also use it for selling time-shares, or turn it into a condo hotel. The property would also make a great bed and breakfast opportunity, for an institution as school or an opportunity to piece together a series of galleries in one space on a historic Museum block.

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\$19,000,000 (Approx. \$864 /Sq.Ft.)

• 23 Baths

22 Units
8 Floors
46 Rooms
Lot Dimensions: 26x88
Building Dimensions: 26x85
Bldg Sq. Footage: 22,000



**GROUND FLOOR:** This floor hs a lounge area, to the rear of the ground floor is open space can be used as a restaurant. The basement has open space which can be used as a bar lounge or can be used for extra seating.

**SECOND FLOOR:** The second floor has three suites, two on the front and the other on the rear. The two front suites have a bedroom, a full bedroom, a full bathroom and a closet. The rear suite has a bedroom; a living room with a closet, a full bathroom and a balcony.

**THIRD FLOOR:** This floor has four suites, two on the front and two on the rear. The two front suites have a bedroom with a closet and a full bathroom. The two rear suites each have a bedroom, a full bathroom, closets and two 8' glass doors that lead to the balcony.

**FOURTH FLOOR:** This floor has four suites, two on the front and two on the rear. The two front suites have a bedroom with a closet and a full bathroom. The two rear suites each have a bedroom, a full bathroom, closets and two 8' glass doors that lead to the balcony.

**FIFTH FLOOR:** This floor has four suites, two on the front and two on the rear. The two front suites have a bedroom with a closet and a full bathroom. The two rear suites each have a bedroom, a full bathroom, closets and two 8' glass doors that lead to the balcony.

**SIXTH FLOOR:** This floor has three suites, two on the front and one on the rear. The two front suites each have a bedroom with a closet and a full bathroom. The rear suite has a bedroom, a full bathroom, two closets and 8' glass doors that lead to the balcony. This suite has a great view of the Lower East Side.

**SEVENTH FLOOR:** This floor has two suites, one on the front and one on the rear. The front suite has a bedroom, a living room, two closets, a full bathroom and two 8' double

glass doors, which leads to the balcony. The rear suite has a bedroom, a living room, a full bathroom and two 8' double glass doors that lead to the balcony. This suite has 17' ceiling and great northern and eastern views of the Lower East Side.

**EIGHTH FLOOR:** The eighth floor has two suites, one on the front and the other in the rear. The front suite has a bedroom, a living room, closet, a full bathroom and two 8' double glass doors that leads to the balcony. The rear suite has a bedroom, living room, full bathroom, and two 8' glass doors that lead to the balcony. This suite has 17' ceiling and great northern and eastern views of the lower east side.