

158 RIVINGTON

Mixed Use Townhouse : Lower East Side

Massey Knakal Realty Services has been retained to sell 158 Rivington Street. The subject property is a 6-story walk-up building (with air rights) located on the north side of Rivington Street between Suffolk and Clinton Streets. The unit breakdown consists of 2 retail units on the ground floor, and 9 residential units on the upper floors. Of the residential units, there are two 1-bedroom units on floors two through five and a 2-bedroom penthouse on the 6th floor. Tenants pay their own heat and hot water and the building was gut renovated in the 90's. Recent improvements include a new rooftop penthouse with outdoor terrace. The building is steps from the Seward Park Urban Renewal Area (SPURA). Community Board 3 recently approved the city's land use application for a 1.65 million square foot mixed-use project, which would bring approximately 900,000 square feet of new apartments and 600,000 square feet of shops and community facilities to the Lower East Side. Neighbors include The Lower East Side Tenement Museum, a new hotel to the south on Delancey Street, Streits and more. In addition, the property is two blocks northeast from the Delancey Street-Essex Street subway stop which is serviced by the F,J,M,Z trains. There are approx 2,151SF of remaining air rights.

\$7,250,000 (Approx. \$973 /Sq.Ft.)

- 11 Units
- 6 Floors

Lot Dimensions: 23x100
Bldg Sq. Footage: 7,452



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