

86 UNIVERSITY PL

Townhouse · Block & Lot 569-25 · Greenwich Village

\$15,000,000 (Approx. \$2,037 /Sq.Ft.)

\$64,105 Annual RE Taxes

- 5 Units
- 5 Floors
- 99 Rooms
- 99 Baths

Lot Dimensions: 24 x 98.58
Bldg Sq. Footage: 7,365
Zoning: C1-7



86 University is a 24' wide, 5 story plus basement, approximately 7,365 square foot walk-up mixed-use building located in Greenwich Village. The property consists of a restaurant in the basement, ground and second floors with a lease until December of 2015, which has a demolition clause in place. The restaurant space has a C of o for an eating and drinking establishment without restrictions on entertainment. The current rent is approximately \$101/SF. Which is a fraction of market, providing a new owner with substantial upside in rent. The residential portion of the building consists of 4 fair market apartments. The third floor has a 1-bedroom in the front and a 2-bedroom in the rear. The 4th and 5th floors are 3-bedroom floor through apartments. There are approximately 6,933 square feet of unused air rights. The property would be ideal for an investor, a developer, or an owner user.

Ground, 1st & 2nd Floors:: Restaurant

Basement: Restaurant Storage 2,365 SF

Ground: Restaruant 2,365 SF

2nd Floor:: Restaurant - 1,400 SF

3rd Floor:: 600 SF 1 BR (Vacant) and 800SF 2 BR apartments - Both FM

4th Floor:: 1100 SF 3 BR apartment - FM

5th Floor:: 1100 SF 3 BR apartment - FM

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