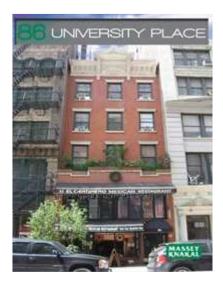


## 86 UNIVERSITY PL

Townhouse Block & Lot 569-25 Greenwich Village



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.

Justin Kotcher Licensed RE Salesperson
p. (212) 794-1133 jkotcher@citihabitats.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawl without notice. All zoning, square footage and uses must be independently verified

\$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
 7,365
 C1-7



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