

279 Grand

Loft Building · Block & Lot 306-0017 · Lower East Side

This is a Five story, Nine -unit walk-up mixed use Building that was gut renovated in 2001 consisting of Eight (3) extra large Loft-style residential units and One store front. All units are free market units rendering this property a terrific value add opportunity for an investor or user. Explosive expansion on 4 Acres off of Essex Street near Williamsburg Bridge. It is called "Essex Crossings". 3 or 4 short blocks from this building there are 4 twenty-story luxury apartments, parks, theaters & shopping. The pictures represent one of the 8 renovated lofts.

\$13,000,000 (Approx. \$833 /Sq.Ft.)

\$69,444 Annual RE Taxes

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

Lot Dimensions: 40 x 69.5
Building Dimensions: 40 x 66
Bldg Sq. Footage: 15,600
Zoning: C6-1G

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