

501 HUDSON

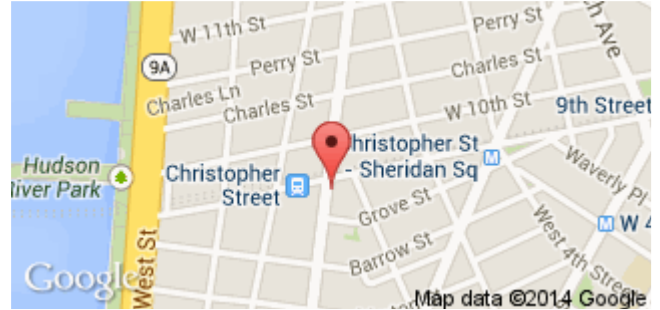
Townhouse | Block & Lot 630-48 | West Village

Marcus & Millichap is pleased to offer 501 Hudson Street (aka 131 Christopher Street) (Block: 630 Lot: 48) on the northwest corner of Hudson and Christopher Street. The subject property sits on an irregular lot. The lot dimensions are 26.58 x 74.92 x 50 x 72.50, and the property is built full. The current two-story, eight unit mixed-use asset has an approximate gross square footage of 5,570 and is zoned C1-6. Landmarks has pre-approved up to 14,430 above-grade square feet with first floor retail, second floor commercial, and floors three to six of residential. A buyer may seek additional buildable square footage of up to 18,044 SF by amending the existing LPC filings. THE OPPORTUNITY 501 Hudson is offered at \$14,825,000. This opportunity offers investors a chance to own and develop in the heart of the city's most desirable neighborhood, the West Village. The property affords several investment/development scenarios: One possibility is a pristine mixed-use condo development to take advantage of residential sales prices currently trending north of \$3,000 per square foot. Another possibility involves creation of a single flagship retail location with private residences above (similar to Versace Mansion in South Beach), or development of multiple retail units – in either case, taking advantage of 100 feet of frontage on a highly trafficked corner. Another possibility includes development of a three-four story home with excellent retail income below.

\$14,825,000

- 7 Units
- 2 Floors
- 15 Rooms
- 5 Baths

Lot Dimensions: 75x51
Building Dimensions: 75x51



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