

CORNER THREE STORY BUILDING FOR SALE  
**PRIME USER/DEVELOPMENT OPPORTUNITY**  
341 GRAND STREET  
AKA: 58 LUDLOW STREET  
NEW YORK, NEW YORK

Location: South east corner of Grand Street and Ludlow Streets  
Block: 310  
Lot: 13  
Lot Size: 21'.92'' x 75'.17''  
Building Size: Basement: 21' x 75' = 1,648  
1<sup>st</sup> Floor: 21' x 75' = 1,648  
2<sup>nd</sup> Floor: 21' x 75' = 1,648  
3<sup>rd</sup> Floor: 21' x 50' = 1,096  
6,040 Below Grade  
4,392 Above Grade

Stories: Three (3) Plus Full Basement  
Gross Square Feet: 4,392 (Approximately) Above Grade  
Zoning: (FAR) C6-2 (6.0) R8 Equivalent (6.02) Height Limit 120'  
Total Buildable Square Feet: 9,920  
Total Available Air Rights: 5,528 Square Feet  
Assessment: \$96,750 (21/22)  
Real Estate Taxes: \$10,405.48

Building Description: A three story vacant corner commercial building which is built full on the ground and second floor. The third floor is built 50' deep. The property needs a complete gut renovation.

The building is a **prime development opportunity** because the zoning allows a 9,920 square foot building to be built, which can be a commercial or mixed-use building. The property is also a **prime user opportunity**. An art gallery, restaurant or doctor's office can occupy the ground floor, the second floor can be used for living. The upper floors can be developed into rental or condo apartments.

Basement: The basement is built full; there is access to the basement from inside and outside the building. The building has one gas and one electric meter is in the basement.

Ground Floor: The ground floor has 12' ceilings with a front entrance on Grand and a side entrance on Ludlow Street.

Second Floor: This floor has 12' ceilings and has loft like open space.

Third Floor: The third floor has 11' ceilings and access to outdoor space which is

on the roof of the second floor.

**ASKING PRICE: \$5,500,000**

**For Further Information or Inspection, Please Contact Sales Agent:**

**Kervin Vales (212) 396-8244**

**Tzippy Wexler 212-353-9375**

**Not responsible for errors and omissions.**

