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**PRIME NYC DEVELOPMENTAL OPPORTUNITY
(Chinatown-Bowery-Lower East Side border)**

141 Chrystie Street, NYC, NY., 10002 (Block 424... Lot 27)
(located directly off Delancey Street, across the Street from Sara Delano Roosevelt Park)

Lot Size: 23.8 x 105.5..... Floor To Area ratio = 7.52
As of right, can build an 18,950 SF building.

\$14,000,000 (\$738 Per SF Buildable)

Lots in area are selling in the \$750+ per SF Buildable. SOHO more than \$1,500 p/SF Buildable





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PROPERTY CHARACTERISTICS

Address

Primary address 141 Chrystie St
 Zip code 10002
 Borough Manhattan
 Block & lot 00424-0027

Lot

Lot sq. ft. 2,520
 Lot dimensions 23.08 ft x 105.5 ft
 Corner lot No
 Buildings on lot 1

Neighborhood

Neighborhood name Bowery
 Community district 3
 Closest police station 0.32 Miles -
 Closest fire station 0.11 Miles -
 School district number 2
 School rating
 Census tract 0018.00

Floor Area Ratio (FAR)

Max far 7.52
 FAR as built 1.73
 Maximum usable floor area 18,950
 Usable floor area 4,360

Max FAR depends on several factors including zoning, location and use. FAR values for this property are: Facility FAR 7.5, Commercial FAR 6 and Residential FAR 7.52

Valuation

Tax class 4
 Current value \$2,114,000
 Projected value \$2,179,000

Building

Building class Store Building - Two Story or Store/Office (K2)
 Sq. ft. 4,356
 Building dimensions 23 ft x 79 ft
 Stories 2
 Has garage n/a
 Year built 1930 (estimated)
 Year last altered 2010

Property Taxes

Current tax bill \$47,995.48



Use

Residential units n/a
 Commercial units 1
 Retail sq. ft. 4,356

Zoning

District code C6-3A
 Other district code C6-1

Property Maps

Zoning map [12c](#)
 Tax map [10204](#)
 Sanborn map 101N077



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PROPERTY DESCRIPTION

ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY BUILDING DEPARTMENT PERMIT APPLICANT AND TO BE RECORDED IN THE COUNTY CLERK'S OR REGISTER'S OFFICE

141 Chrystie Street Corp., having an address 141 Chrystie Street, New York, N.Y., an applicant for present or future permits pursuant to the Zoning Resolution of the City of New York effective as of December 15, 1961 and as subsequently amended states that the zoning lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, County of New York, as Tax Lot 27 in Block 424 as shown on the Tax Map of the City of New York, New York County, and is more particularly described as:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being on the westerly side of Chrystie Street between Broome and Delancey Streets, being the northerly lot of the middle third part of the block between Broome and Delancey Streets and bounded and described as follows:

Easterly in front by Chrystie Street; northerly by ground formerly of Peter Stuyvesant; westerly in the rear by ground formerly Resolvert Sephens, and southerly by ground formerly of Peter Bertine, containing in breadth front and rear 23 feet 4 inches and in length on each side, 105 feet 2 inches. Be the said several dimensions more or less.

Being further bounded and described as follows:

BEGINNING at a point on the westerly side of Chrystie Street being southerly 16 feet 4 3/4 inches, more or less, from the corner formed by the intersection of the southerly side of Delancey Street and the westerly side of Chrystie Street;

RUNNING THENCE westerly and parallel with the southerly side of Delancey Street 105 feet 6 inches, more or less;

RUNNING THENCE southerly and parallel with the westerly side of Chrystie Street 23 feet 5 inches, more or less;

RUNNING THENCE easterly and parallel with the southerly side of Delancy Street 105 feet 3 inches, more or less, to the westerly side of Chrystie Street;

RUNNING THENCE northerly along the westerly side of Chrystie Street a distance of 23 feet 1 inch to the point or place of BEGINNING.



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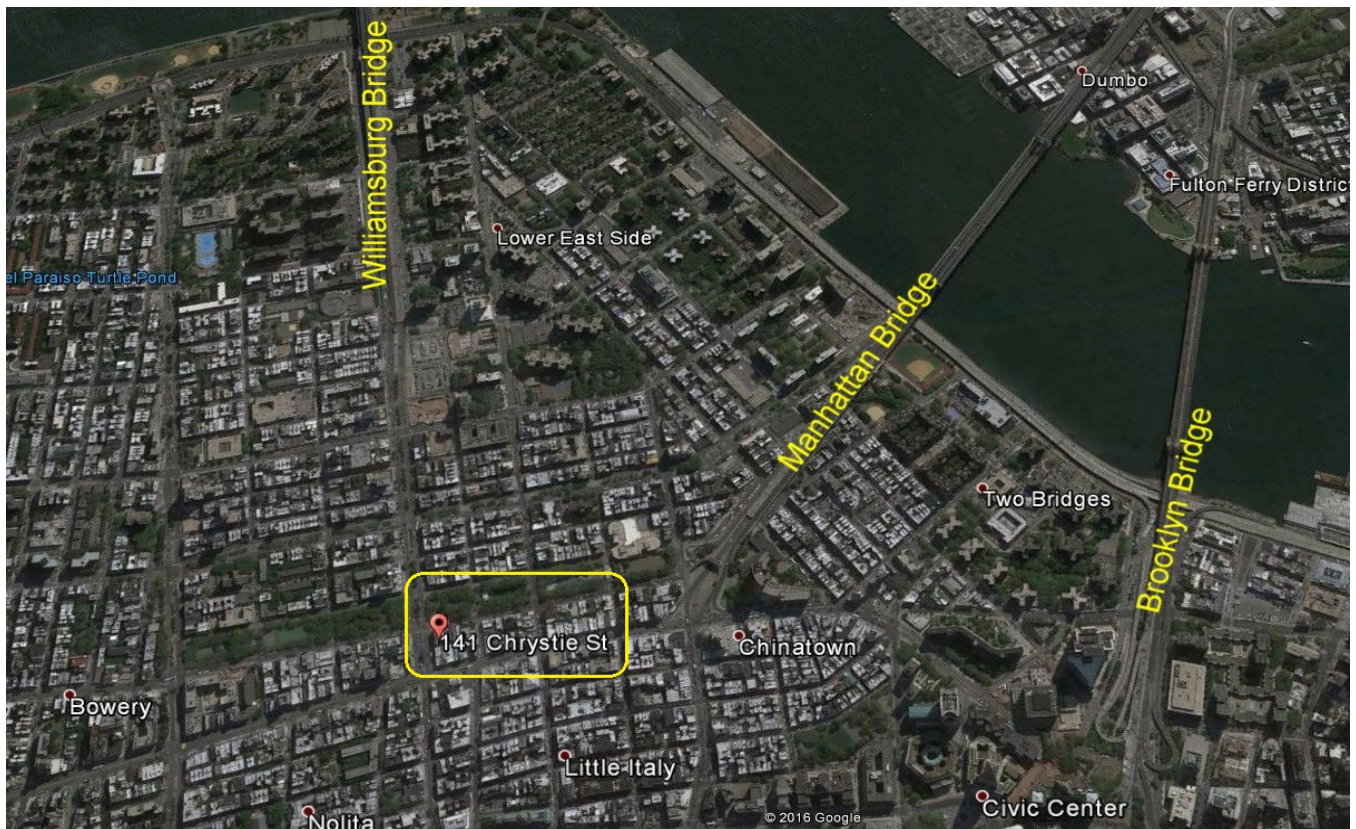
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ZONING MAP and TAX MAP

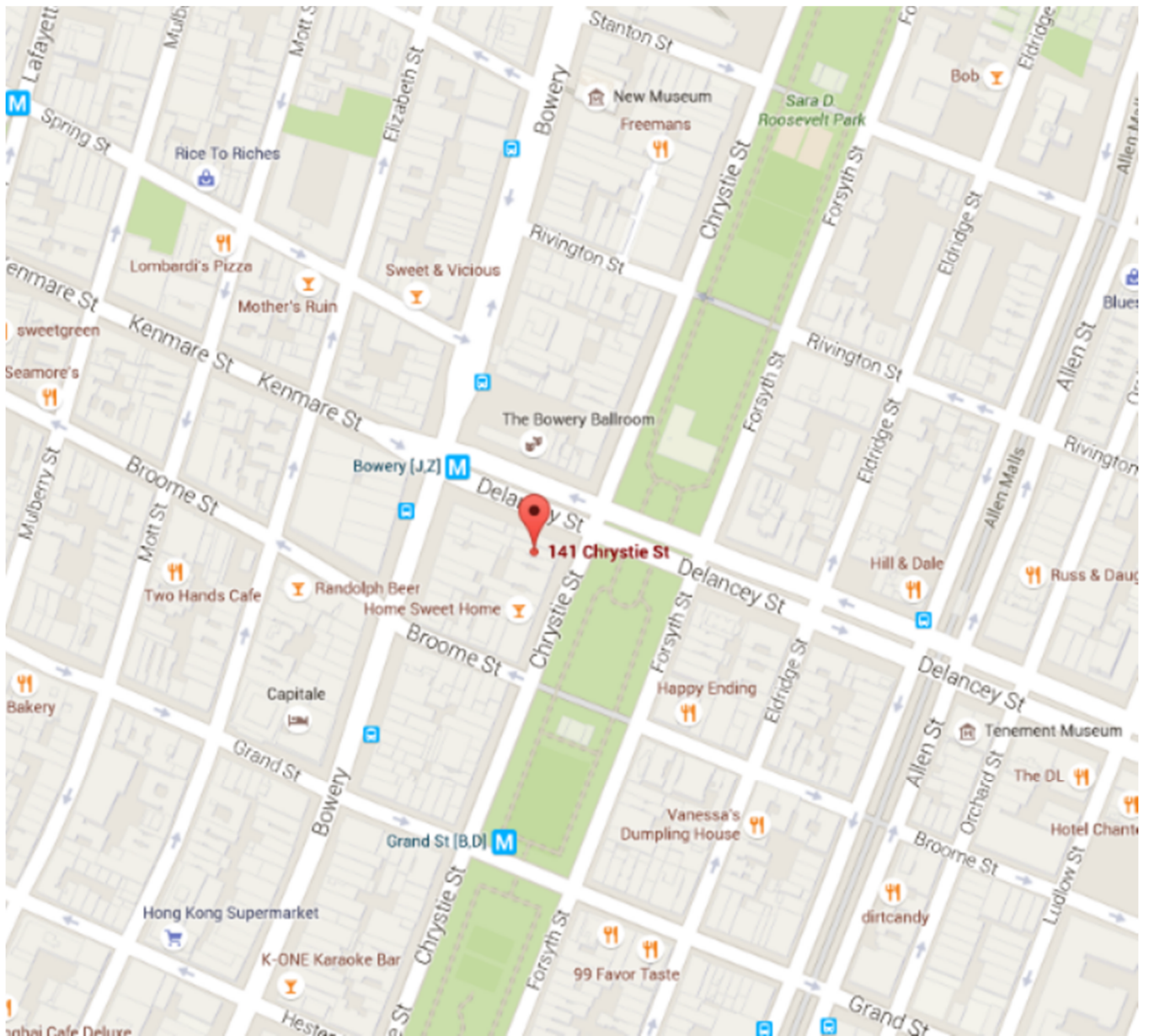




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AREA MAP





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THE NEIGHBORHOOD

141 Chrystie Street is located 18 feet of Delancey Street, on the Lower East Side of Manhattan.

The location offers tremendous affordability compared to other Manhattan areas in which gentrification has taken place. This is the New Lower East. 141 Chrystie borders Chinatown and Little Italy.

Chrystie Street is a street on Manhattan's Lower East Side and Chinatown, running as a continuation of Second Avenue from Houston Street, for seven blocks south to Canal Street. The area offers convenience to all; nightclubs, restaurants, galleries, all type of shopping, transportation, etc, etc. Example: Whole Food Supermarket is only a 3 block walk to the corner of Bowery Street.

The block is bounded on the east for its entirety by **Sara Delano Roosevelt Park**.

Sara Delano Roosevelt Park, which is a 7.8-acre park. The park, named in 1934 after Sara Roosevelt (the mother of President Franklin Delano Roosevelt), stretches north-south along seven blocks between East Houston Street on the Lower East Side and Canal Street in Chinatown, bordered by Chrystie Street on the west and Forsyth Street on the east. Park cuts off Stanton, Rivington, Broome and Hester Streets between Chrystie and Forsyth Streets, and is crossed by Delancey and Grand Streets.

Ever since gentrification took place on the lower east side, the neighborhood has become home to numerous contemporary art galleries. Galleries sprung up throughout the Lower East Side.

As the neighborhood continued to get gentrified it has become a home to many live music venues as well. There is the Bowery Ballroom on Delancey Street and Mercury Lounge on East Houston Street. Punk bands play at Otto's Shrunken Head and R-Bar. Punk and alternative bands play at Bowery Electric just north of the old CBGB's location, There are also bars that offer performance space, such as Pianos, the Living Room, and Cake Shop on Ludlow Street and Arlene's Grocery on Stanton Street.

The Lower East side is the location of the Slipper Room a burlesque, variety and vaudeville theatre on Orchard and Stanton. Lady Gaga, Leonard Cohen and U2, have all appeared there, while popular downtown performers Dirty Martini, Murray Hill and Matt Fraser often appear. Variety shows are regularly hosted by comedians James Habacker, Bradford Scobie, Matthew Holtzclaw and Matt Roper under the guise of various characters.

More recently, the gentrification that was previously confined to north of Delancey Street continued south. Several restaurants, bars, and galleries opened below Delancey Street.

Little Italy and Chinatown both located within 5 blocks from 141 Chrystie Street, offer tremendous selection of restaurants and nightlife.



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TRANSPORTATION

There are multiple New York City Subway stations in the neighborhood, including Grand Street (B D), Bowery (J Z), Second Avenue (F), Delancey Street – Essex Street (F J M Z), and East Broadway (F).^[43] New York City Bus routes include M9, M14A, M14D, M15, M15 SBS, M21, M22, M103, B39.

The Williamsburg Bridge and Manhattan Bridge connect the Lower East Side to Brooklyn. The FDR Drive is on the neighborhood's south and east ends.^[45]

There are multiple bike lanes in the area. Bike lanes are present on Allen, Chrystie, Clinton, Delancey, Grand, Houston, Montgomery, Madison, Rivington, Stanton, and Suffolk Streets; Bowery, East Broadway, and FDR Drive; the Williamsburg and Manhattan bridges; and the East River Greenway