

159 LUDLOW STREET

NEW YORK, NY 10002

FOR SALE | Development Site



R7A/C4-4A ZONING

BOUTIQUE DEVELOPMENT

PRIME LOWER EAST SIDE



ASKING PRICE

\$2,495,000

PROPERTY INFORMATION

Block & Lot:	411 / 19
Lot Dimensions:	25' x 42.5'
Lot Area (SF):	1,068
Zoning:	C4-4A R7A
FAR (Residential):	4.0
FAR (Commercial):	4.0
Buildable Square Footage:	4,271
RE Assessment (20/21):	\$159,750
RE Taxes (20/21):	\$17,084

B6 Real Estate Advisors has been retained on an exclusive basis to arrange the sale of 159 Ludlow Street located at the center of the incredibly dynamic Lower East Side.

PROPERTY HIGHLIGHTS

- The property consists of a lot on the west side of Ludlow Street between Stanton Street and Rivington Street.
- The property represents a stellar opportunity to develop a boutique townhouse, two-family, mixed-use and/or commercial building.
- Close proximity to B/D/F/M/J/Z subway lines.
- Located in one of Lower Manhattan's most sought after neighborhoods surrounded by excellent retail, dining and social options.

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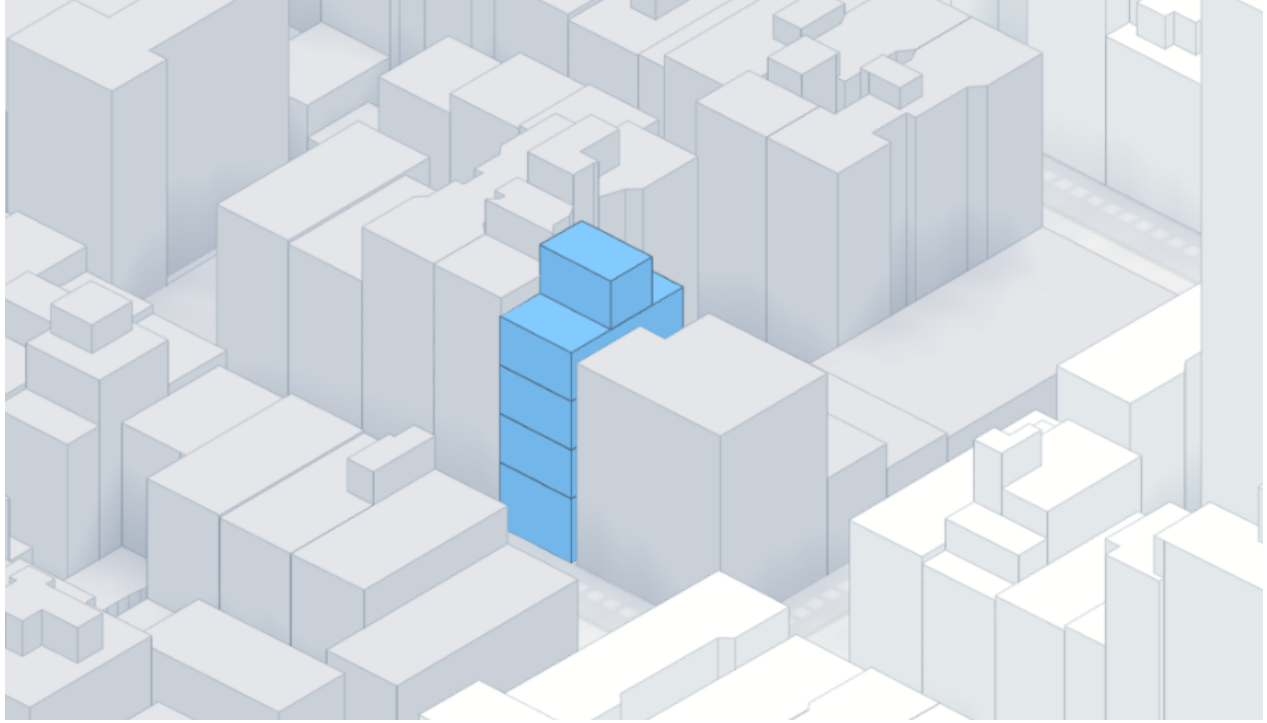
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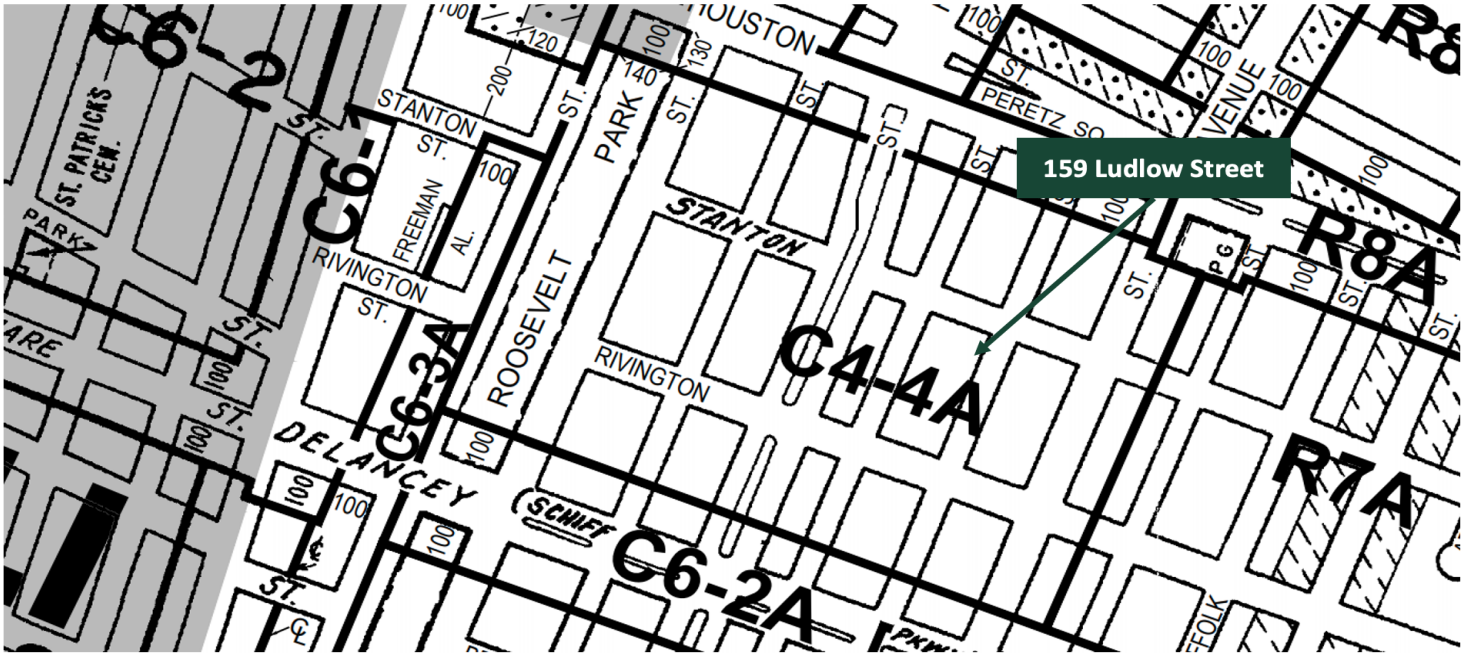
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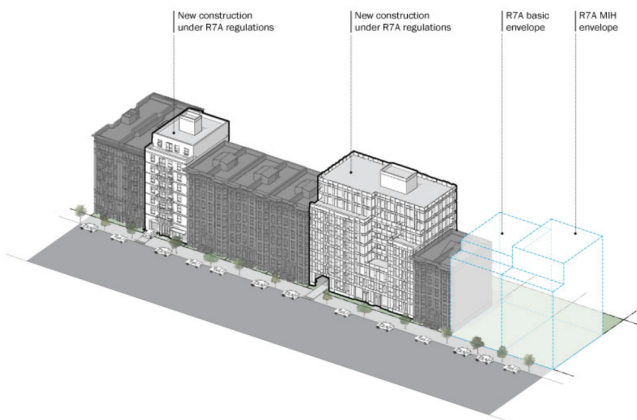
ZONING MAP



ZONING SUMMARY

Medium-Density Contextual Residence District

R7A	Lot Area	Lot Width	Rear Yard	Lot Coverage	FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking
	min.	min.	min.	Corner max. Other Lot 65%	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic min. IRHU
Basic	1,700 sf	18 ft	30 ft	100%	4.00	40-65 (75) ft	80 (85) ft	n/a (8)	680	50% of DU
Inclusionary					4.60	40-75 ft	90 (95) ft	9		15% of IRHU



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1 The Ludlow Hotel

2 SIXTY LES Hotel

3 Hotel Indigo



1 Mr. Purple

2 Ludlow House

3 Katz's Delicatessen



1 Whole Foods

2 Target

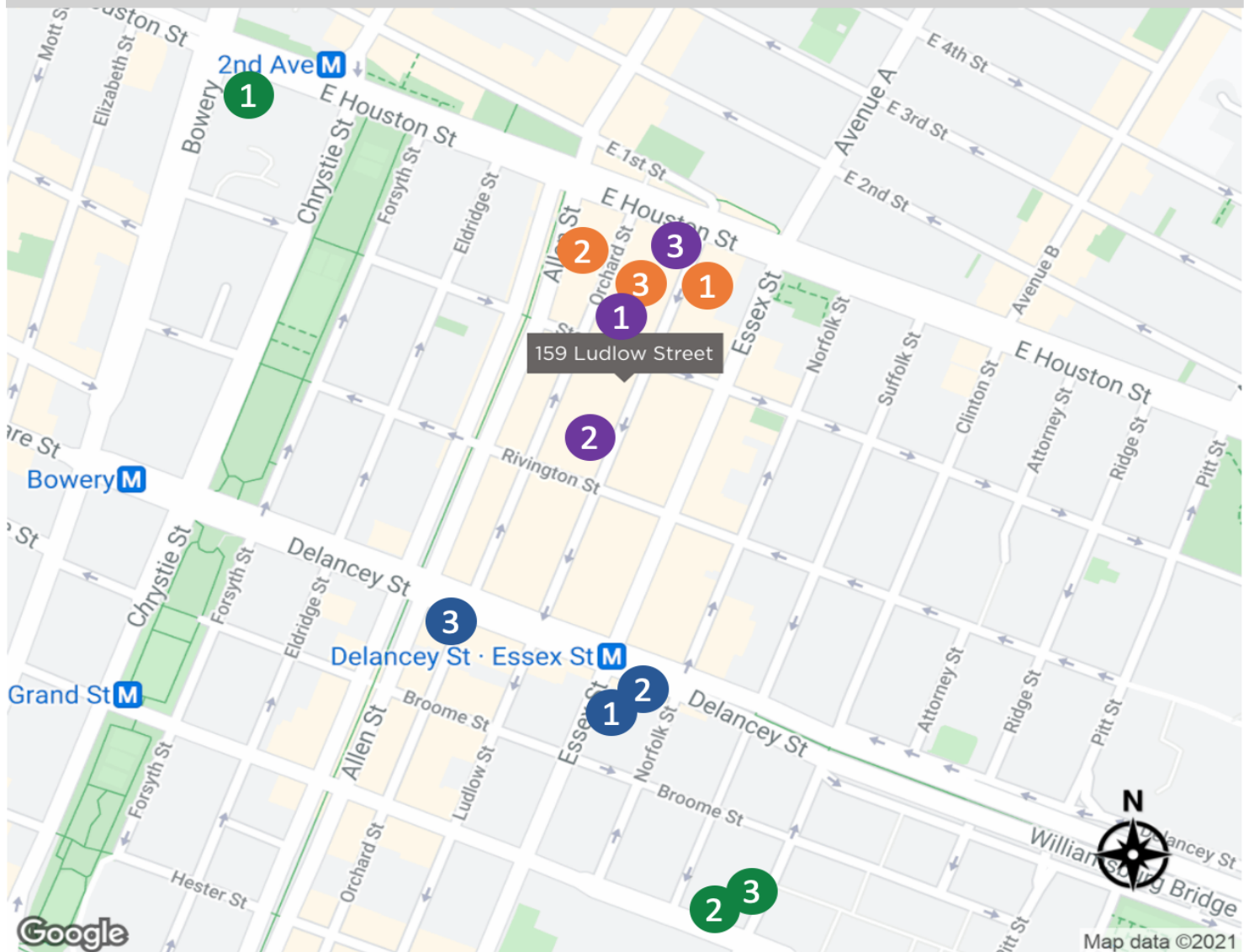
3 Trader Joe's



1 Essex Market

2 REGAL Cinemas

3 Tenement Museum



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