

25 ALLEN STREET

NEW YORK, NY 10002

FOR SALE | Development Site



OFFICE DEVELOPMENT OPPORTUNITY

CLOSE TO ESSEX CROSSING

CLASSIC 2-STORY COMMERCIAL LOFT



ASKING PRICE

\$4,500,000 (\$335 PER BSF)

PROPERTY INFORMATION

| | |
|-------------------------------|-----------------|
| Block: | 300 |
| Lot: | 25 |
| Lot Dimensions (SF): | 25.58' x 87.50' |
| Lot Area (SF): | 2,238.25 |
| Zoning: | C6-1G (R7-2) |
| As-Of-Right FAR (Commercial): | 6.00 |
| Total Buildable SF | 13,429 |
| Existing SF: | 3,892 |
| Available Air Rights: | 9,537 |
| Property Taxes (20/21): | \$97,014.16 |
| Chinatown BID (20/21): | \$1,334 |
| Tax Class: | 4 |

PROPERTY DESCRIPTION

B6 Real Estate Advisors, as the exclusive broker, is proud to present 25 Allen Street, located in Manhattan's Lower East Side / Chinatown neighborhood. The vacant 2-story retail / loft building was built in 1900. It was formerly home to the Joe-Ber brand of women's sportswear and served as its manufacturing and distribution facility.

Located in close proximity to the B, D, F, M, J and Z subway stations and a short walk to the new 1.9 million SF Essex Crossing development. 25 Allen Street is ideal for a boutique office development or an owner-user looking to be in a hip neighborhood with excellent transportation.



B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

STEPHEN DADOURIAN
Managing Director
646.933.2644
sdadourian@b6realestate.com

JONATHAN BUERGER
Associate
646.933.2608
jbuerger@b6realestate.com

25 ALLEN STREET

NEW YORK, NY 10002

FOR SALE | Development Site

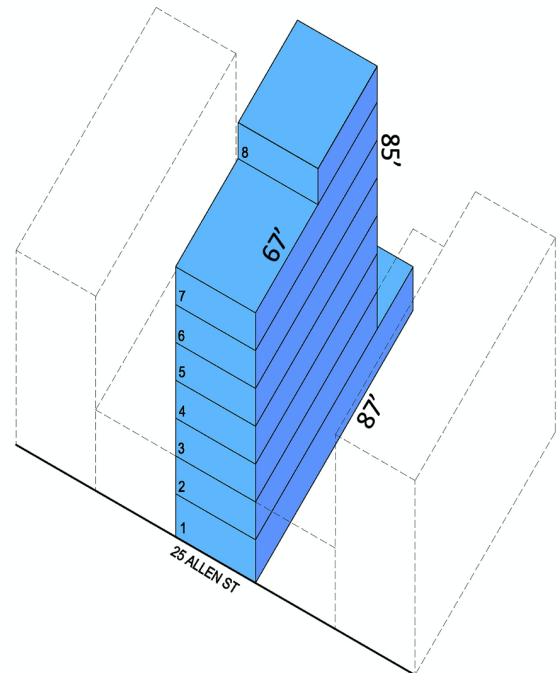


DEVELOPMENT OVERVIEW



INVESTMENT HIGHLIGHTS

- 2-story vacant commercial loft with exposed brick and wood floors.
- Rare park-like environment. Allen Street's 2-way traffic is divided by a park-like pedestrian mall with walkways and bike paths among the trees and flowers.
- A short walk to the 1.9 million SF Essex Crossing development which features excellent entertainment and dining options.
- Nestled at the center of many new projects including boutique office rentals and luxury residences.



B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

STEPHEN DADOURIAN
Managing Director
646.933.2644
sdadourian@b6realestate.com

JONATHAN BUERGER
Associate
646.933.2608
jbuerger@b6realestate.com

25 ALLEN STREET

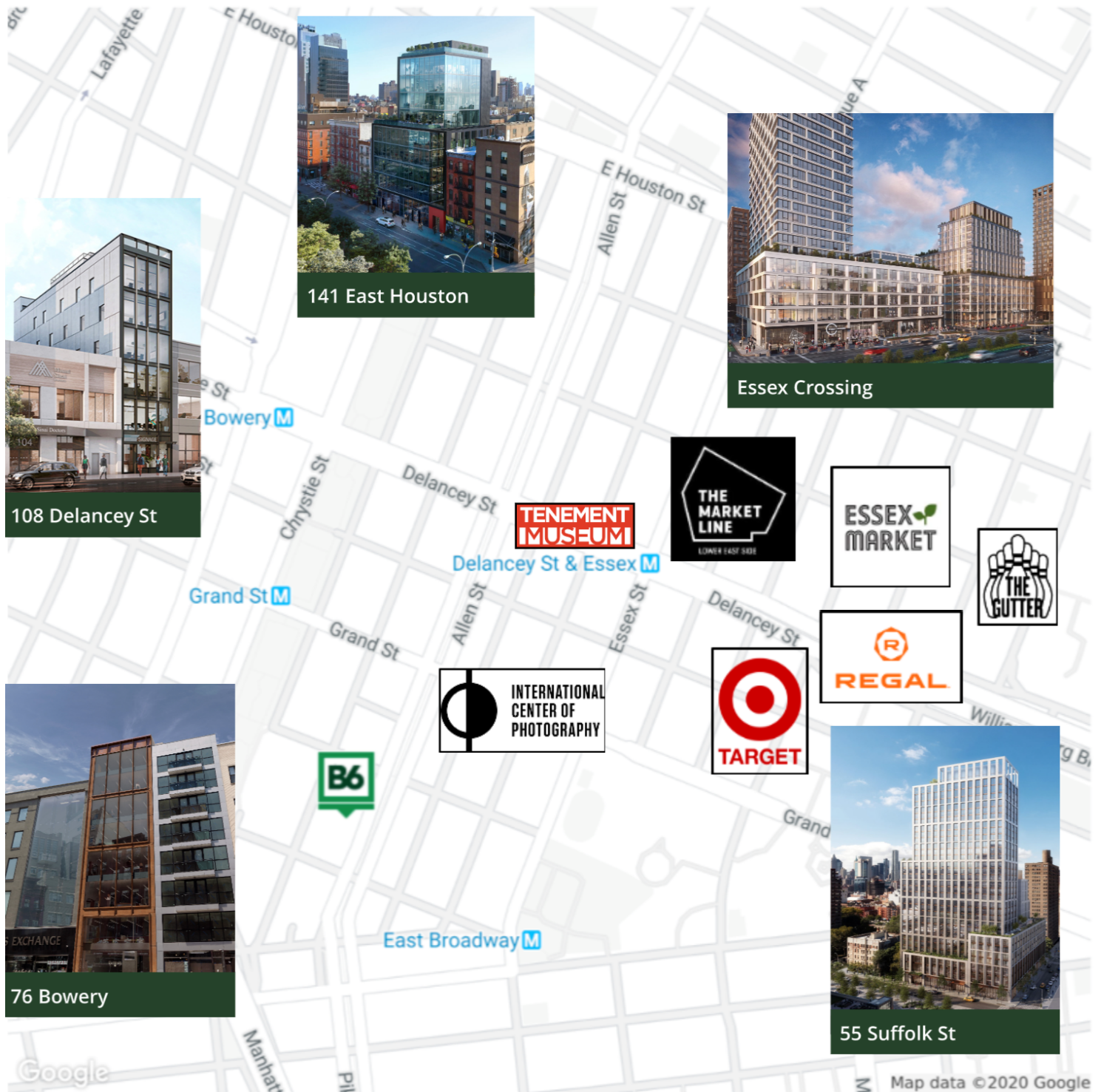
NEW YORK, NY 10002

FOR SALE | Development Site



REAL ESTATE
ADVISORS

ACTIVITY MAP - NEW OFFICE CONSTRUCTION



B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

STEPHEN DADOURIAN
Managing Director
646.933.2644
sdadourian@b6realestate.com

JONATHAN BUERGER
Associate
646.933.2608
jbuerger@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.