



139-141 Bowery

➤ For Sale

Mixed Use Property

Guidance Upon Request





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Property Description

BKREA has been exclusively retained to facilitate the UCC foreclosure sale of 139-141 Bowery Street ("The Property"). The Property is a newly constructed, 14-story building that is approximately 50 feet wide and comprises a total of 51,872 gross square feet. The property is located on the east side of Bowery, between Grand and Broome Streets, at the nexus of Soho, Nolita, the Lower East Side, and Chinatown.

The package of unsold condominium units includes a total of approximately 31,031 net square feet. Of the 34 units being sold, there are 18 residential condos, 15 commercial condos, and 1 retail condo. All units are currently vacant.

The retail condominium at the base of 139-141 Bowery features 4,069 net square feet of space across the ground and mezzanine levels. With 27 feet of frontage along Bowery, the retail space offers excellent visibility and ample room for signage. Ceiling heights are 20+ feet on the ground floor and 9 feet on the mezzanine level, creating a spacious and versatile environment.

The 15 office condominiums are situated on floors 2 to 6. One unit on the second floor is designated for community facility use, while the remaining units are tailored for traditional office space. The building features two distinct entrances and elevators: one exclusively for the residential section and the other dedicated to the office area. The office units feature double-pane windows and LG HVAC systems. With high ceilings and abundant natural light, they offer a spacious and bright working environment.

The residential portion features 18 thoughtfully designed units, each with unobstructed skyline views that flood the interiors with natural light. The units feature white granite countertops, luxurious appliances, marble bathrooms and white oak hardwood floors that amplify the space.

The condominium offering plan has not been declared effective.

The surrounding neighborhood is one of the most diverse and sought-after areas of Manhattan. As a result, it boasts some of the city's most popular restaurants, cafes, boutique clothing stores, and vibrant nightlife options. Additionally, the neighborhood has emerged as a cultural hub, with the New Museum currently undergoing an expansion.

The property offers excellent transit connectivity, with multiple subway lines and bus routes nearby. 139-141 Bowery is an equal 2-3 minute walk from the B/D lines at Grand Street and the J/Z lines at Bowery.



Note: For reference only and without representation or warranty

● Residential
 ● Office
 ● Retail

For further information regarding the following comps—Residential Condo Sellout, Residential Rental, Office Condo, Office Leasing, and Retail Leasing—please refer to the data room.

Property Information

Address:	139-141 Bowery
Location:	East side of Bowery between Grand Street and Broadway
Neighborhood:	The Bowery
Block / Lot:	423 / 7

Building Information

Stories	14
Building Dimensions:	50' x 107.2'
Total Gross Square Feet	51,872 (Above: 46,885 / Below: 4,987)
Residential Units	18
Commercial Units	15
Community Facility Units	1

Net Square Footage

Retail:	4,069 (1st Floor: 3,171.6 / Mezz: 897.5)
Community Facility:	684
Office:	11,861
Residential:	13,063

*Note the SF calculations do not include CA below grade space

Zoning Information

Lot Dimensions	50.24' x 109.75' (irr)
Lot Area	5,446 SF
Zoning	C6-1G

Assessment (24/25):	\$7,039,980
Taxes (24/25):	\$757,643

Sale Information



Public Auction held on Friday, May 2nd, 2025 at 12 PM

The public auction will take place on **May 2nd, 2025 at 12PM** at the offices of Herrick, Feinstein LLP, **2 Park Avenue**, New York, New York 10016 and virtually via WebEx.

All interested prospective purchasers are invited to become a Qualified Bidder (as defined in “Terms and Conditions” at the [website](#)).

Only Qualified Bidders and their duly appointed agents and representatives will be permitted to participate in the public auction.

*For the full “Terms and Conditions” of the Sale, please refer to the data room or the bottom of the website below.

<https://buildout.com/website/-139-141-bowery-new-york-sale>

Highlights & Tax Map



Prime Location

Located in The Bowery, near SoHo, Nolita, Chinatown, and the Lower East Side, with access to culture, dining, and nightlife.



Exceptional Transit

Easy access to multiple subway lines (B/D, F, 6/J/Z/N/Q/R/W) and bus routes (M103, M15, B51), connecting to major Manhattan hubs and Brooklyn.



New Construction Asset

139-141 Bowery received their initial CO in May of 2024 and received the final CO in September 2024.



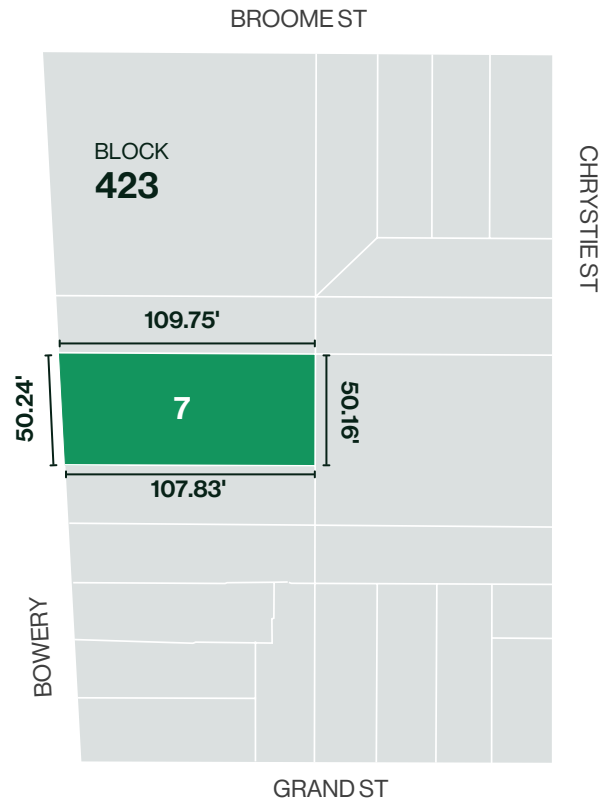
High Demand Drivers

Vibrant neighborhood with cultural landmarks, top restaurants, and nightlife ensures steady demand for office, retail, and residential spaces.



Excellent Visibility

Prime frontage on Bowery with heavy foot traffic and separate entrances for residential and office use.



Neighborhood Overview

The Bowery, located in the Lower East Side of Manhattan, begins at Cooper Square, where Third and Fourth Avenues converge, and extends south to Hester Street along Chrystie and Forsyth Streets. It stretches east to Eldridge Street and west to Chrystie Street. The Bowery is rich in cultural landmarks and historical significance, adding to its unique New York City charm. The neighborhood boasts a variety of upscale restaurants, popular shopping destinations, and lively bars.

Cultural attractions in the Bowery include the New Museum, founded in 1977 and housed in a striking building designed by SANAA architects. As Manhattan's only dedicated contemporary art museum, it serves as a cultural cornerstone. Currently, the museum is undergoing an expansion project that will create additional gallery floors, a bookstore, a restaurant, and additional office space. Music enthusiasts can visit the John Varvatos store, the former site of the legendary punk rock club CBGB, where iconic bands like The Ramones, Talking Heads, and Blondie launched their careers.





Thai Diner



Wayan



The Butcher's Daughter



Spicy Moon

The Bowery is celebrated for its diverse culinary scene. Highlights include Wayan, an Indonesian restaurant by Cedric Vongerichten, and the trendy Thai Diner on Mott Street. Neighborhood staples like Spicy Moon, offering vegan Szechuan dishes, and The Butcher's Daughter, known for vegetarian and gluten-free options, add to the variety. Nearby Little Italy provides Italian favorites like Red Sauce Studio, Da Gennaro, and Casa Bella, while Prince Street Pizza and Rubirosa serve some of New York's best pizza.



Red Sauce Studio



Da Gennaro



Casa Bella



Rubirosa



Ana Luisa Studio



Aimé Leon Dore



Supreme

For shopping, the neighborhood offers unique stores like Worth & Worth, a luxury hat brand by Orland Palacios, and Greg Yuna, a renowned jewelry store by the celebrated American jeweler. Other notable spots include Ana Luisa, offering affordable jewelry for women, Aimé Leon Dore, a lifestyle and fashion brand, and Supreme, the iconic streetwear label known for drawing lines around the block.

The neighborhood's nightlife is just as lively, with cocktail bars such as Rintintin, The Vig Bar, and Von, which boasts an impressive wine selection. For speakeasy lovers, Yawning Cobra, Attaboy, and Mr. Fong's are must-visit spots, known for their innovative and expertly crafted cocktails. Local favorites like Ainslie Bowery also offer a range of international cuisine options.

This dynamic mix of culture, dining, shopping, and nightlife makes the Bowery one of Manhattan's most exciting neighborhoods.



Rintintin



The Vig Bar



Ainslie Bowery

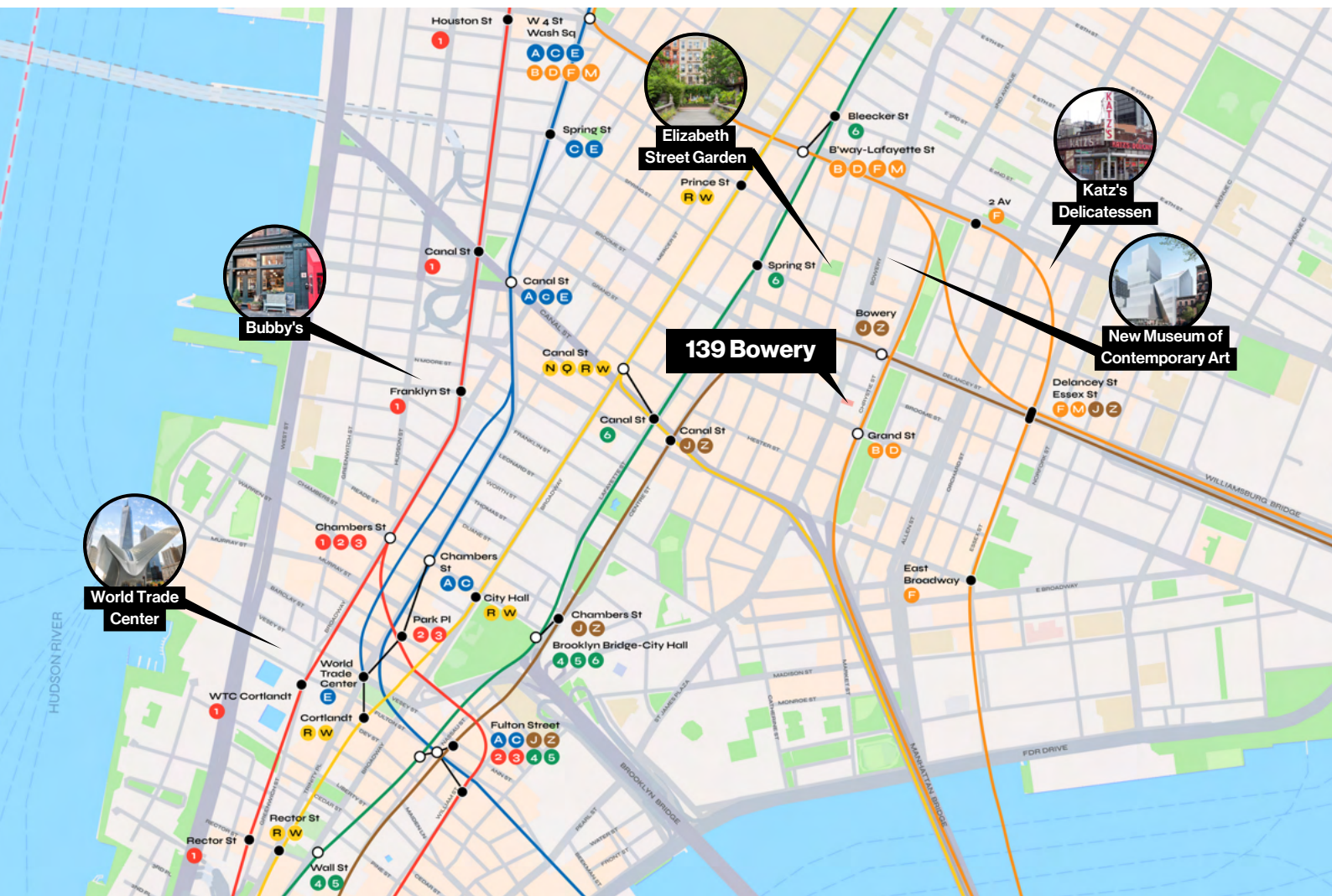
Transit Overview

The property at 139 Bowery enjoys exceptional transit connectivity via multiple subway lines and bus routes. The Grand Street station, servicing the B and D lines, is just a 2-minute walk away, located at the corner of Grand and Chrystie Streets, providing access to Manhattan and the outer boroughs.

The Bowery station, located at Bowery and Delancey Streets, is a 3-minute walk away, offering access to the J and Z lines.

The Spring Street subway station, which provides access to the local 6 line, is an 8-minute walk from 139 Bowery, offering local transit service up the east side of Manhattan, as well as to Brooklyn and the Bronx.

For immediate convenience, the M103 bus stops directly in front of the property, while the M15/M15-SBS runs along Allen Street, providing express and local service along Manhattan's east side.



Meet the Team



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