

CORNER THREE STORY BUILDING FOR SALE  
**PRIME USER/DEVELOPMENT OPPORTUNITY**  
339 GRAND STREET  
AKA: 57 LUDLOW STREET  
NEW YORK, NEW YORK

Location: South west corner of Grand Street and Ludlow Streets  
Block: 309  
Lot: 19  
Lot Size: 18' x 80'  
Building Size: Basement: 18' x 80' = 1,440  
1<sup>st</sup> Floor: 18' x 80' = 1,440  
2<sup>nd</sup> Floor: 18' x 80' = 1,440  
3<sup>rd</sup> Floor: 18' x 80' = 1,440  
5,760 Below Grade  
4,320 Above Grade

Stories: Three (3) Plus Full Basement  
Gross Square Feet: 4,320 (Approximately) Above Grade  
Zoning: (FAR) C6-2 (6.0) R8 Equivalent (6.02) Height Limit 120'  
Total Buildable: 8,669  
Total Available Air Rights: 4,349 Square Feet  
Assessment: \$431,550 (22/23)  
Real Estate Taxes: \$45,942.84  
Building Description: A three story corner commercial building which has a store on the ground floor with a full basement. The upper two floors are being used for storage. The building has a side entrance, fire escape and windows on Ludlow Street.

The building is a **prime user opportunity** for a restaurant, pharmacy, art gallery, a supermarket can occupy the first and second floors and use the third as an office. The property is in need of a complete gut renovation and is being sold in "as is" condition. The property is also a **prime development opportunity**, and can be used for commercial and mixed use. **The building is landmarked.**

Basement: The basement is built full with 8' ceilings; there is access to the basement from inside and outside the building. The building has one gas and one electric meter which are in the basement.

Ground Floor: The ground floor has 11' 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 10' ceilings with access to the back which leads

to the roof. Above the third floor is the attic which has never been used and is covered by the pitch roof.

For Further Information or Inspection, Please Contact Sales Agent:  
Kervin Vales (212) 396-8244 Or  
Tzipporah Wexler of Grand Success Realty (212) 353-9375

Not responsible for errors and omissions.

