



133  
Avenue D



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# Executive Summary

**Cushman & Wakefield** has been retained on an exclusive basis to arrange for the sale of the mixed-use building located at 133 Avenue D in the East Village neighborhood of Manhattan. This six-story walk-up is located on the West side of Avenue D, between East 8th Street and East 9th Street. The property contains approximately 14,588 square feet and is fully occupied, featuring two retail units and 21 residential units: 1 rent-controlled, 14 rent-stabilized, and 6 deregulated. Additionally, the building offers approximately 4,200 square feet of air rights, presenting potential for future development.

The East Village, one of Manhattan’s most dynamic and culturally rich neighborhoods, is known for its vibrant mix of history, creativity, and urban energy. It has long been a hub for artists, musicians, and young professionals, offering an eclectic blend of classic New York charm and modern amenities. The neighborhood boasts an array of trendy cafes, acclaimed restaurants, boutique shops, and dynamic nightlife venues, reflecting its rich and dynamic cultural landscape. Tenants at 133 Avenue D will enjoy close proximity to iconic destinations such as Tompkins Square Park, the East River Park, St. Marks Place, and proximity to various public transportation options.

This offering presents a compelling investment opportunity to purchase a cash flowing asset with long-term upside, in one of Manhattan’s most dynamic neighborhoods.

## Investment Highlights



**LONG TERM  
UPSIDE**



**100% OCCUPIED  
CASH FLOWING**



**2  
RETAIL UNITS**



**21  
RESIDENTIAL UNITS**





# Property Information

# Tax Map

**Property Information**

Address: 133 Avenue D, New York, NY 10009  
Alternate Address: 133-135 Avenue D  
Block & Lot: 379-37  
Lot Dimensions: 42.5’ x 93’  
Lot SF: 3,481 SF (approx.)

**Building Information**

Building Dimensions: 43’ x 80’ irregular  
Stories: 6  
Residential Units: 21  
Commercial Units: 2  
Total Units: 23

Above Grade Gross SF: 14,588 SF (approx.)  
Gross Residential SF: 13,588 SF (approx.)  
Above Grade Commercial SF: 1,000 SF (approx.)

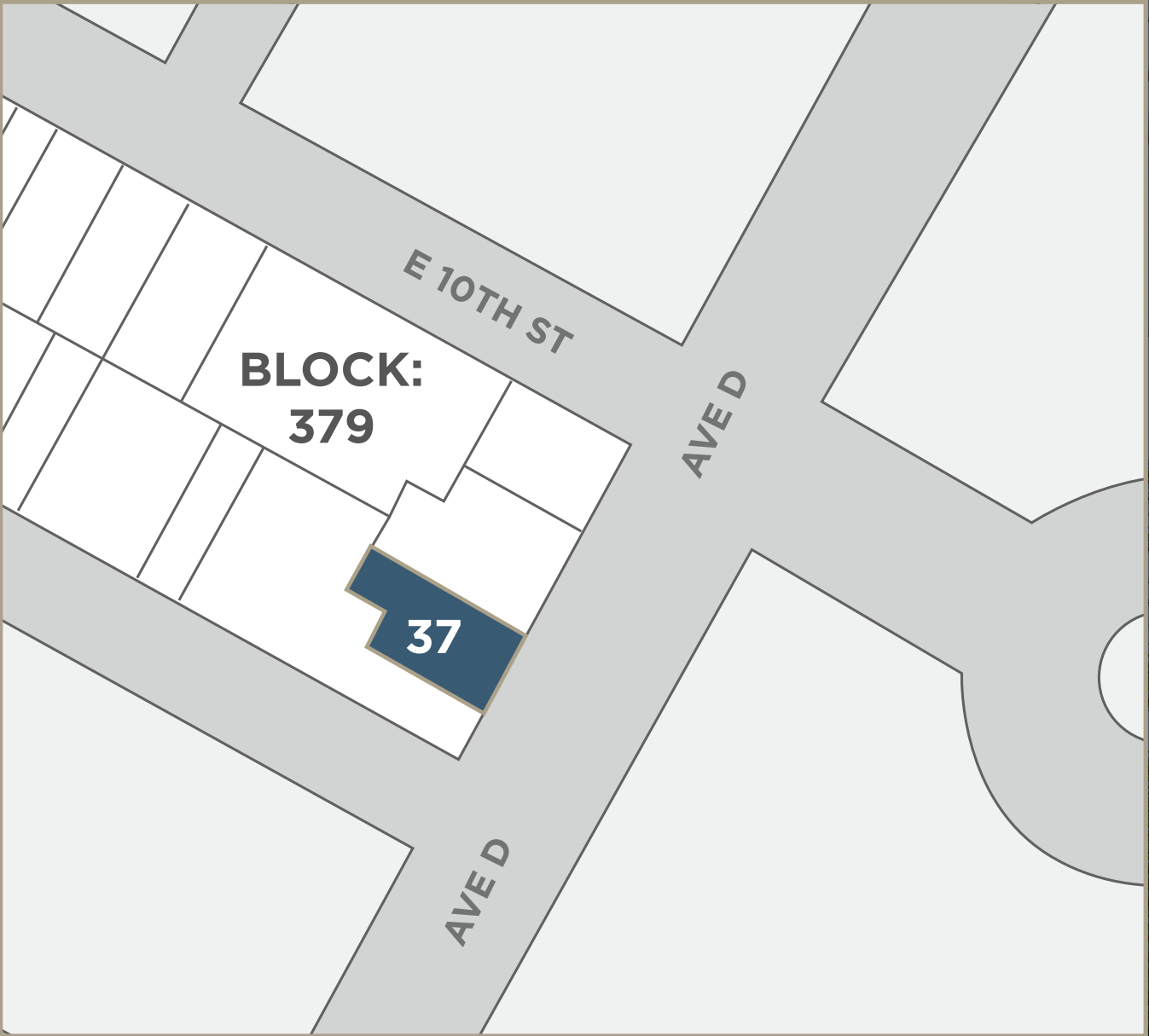
**Zoning Information**

Zoning: R8A, LES/EV Inclusionary District  
FAR (As-of-Right): 5.40  
Total Buildable SF (As-of-Right): 18,797 SF (approx.)  
Less Existing Structure: 14,588 SF (approx.)  
Available Air Rights (As-of-Right): 4,209 SF (approx.)

**NYC Financial Information (24/25)**

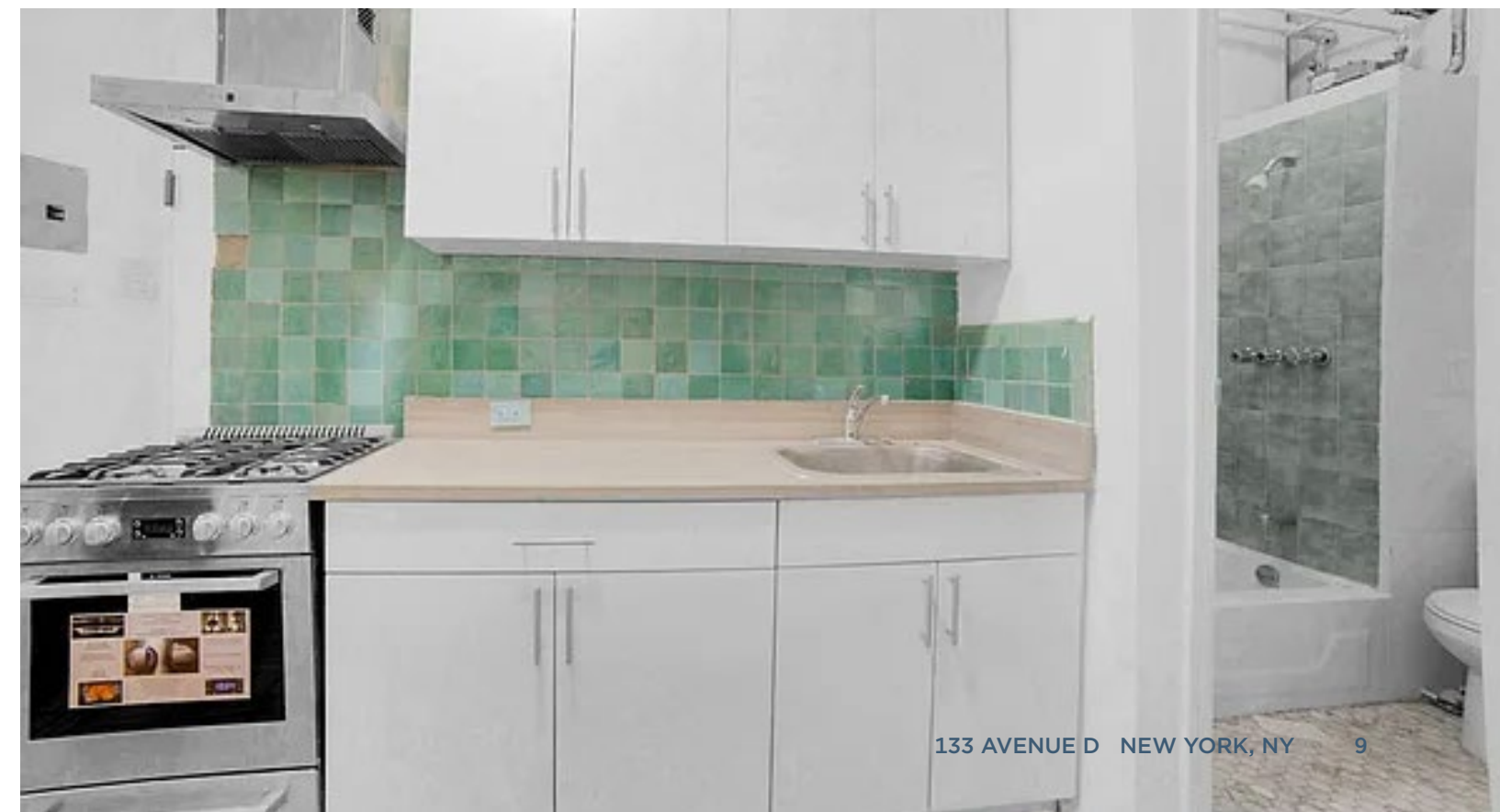
Total Assessment: \$1,578,150  
Annual Property Tax: \$197,269  
Tax Class: 2  
Tax Rate: 12.502% *\*Property Tax Rate for Tax Year 2025*

\*Owners are petitioning their property tax bill, believed reduction will be to \$178,000



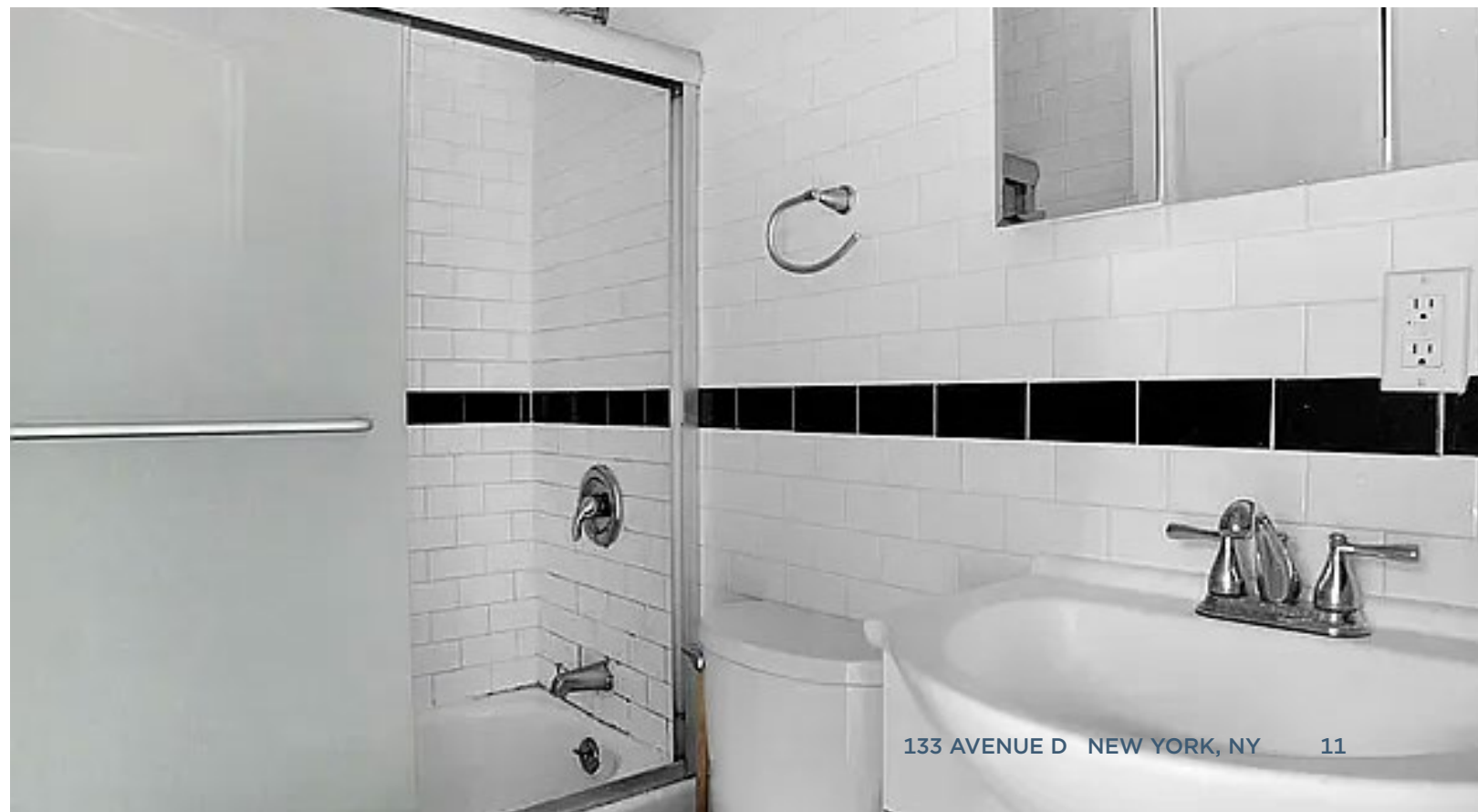


# Property Photos



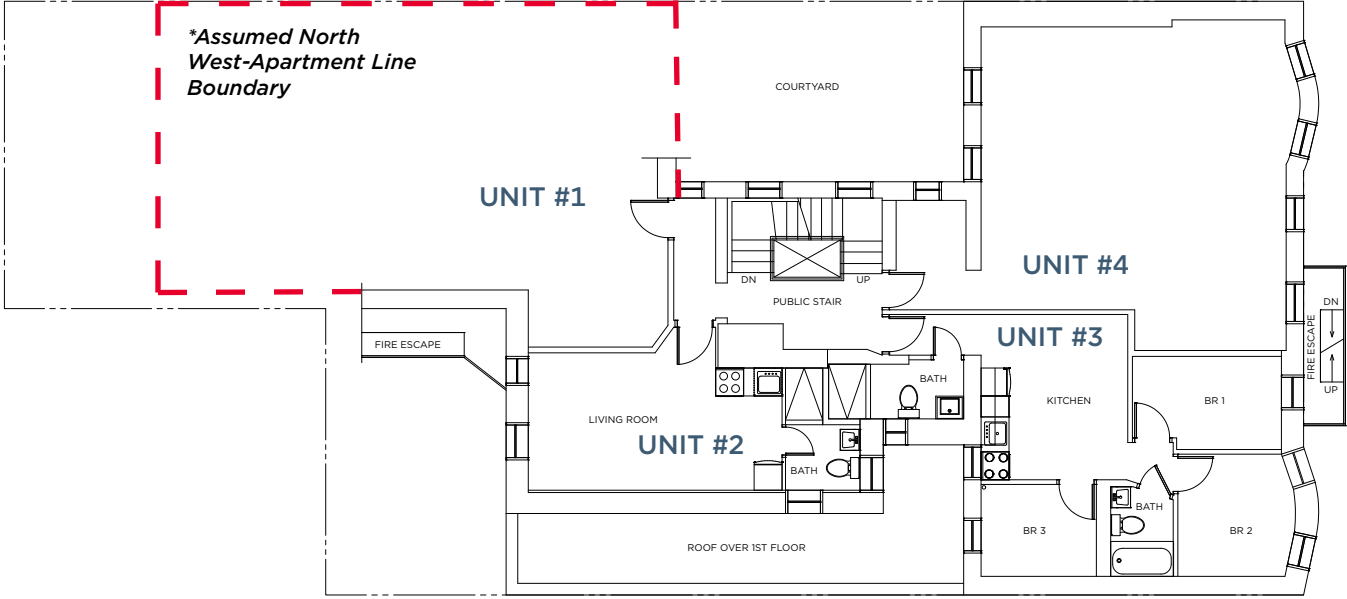


# Property Photos

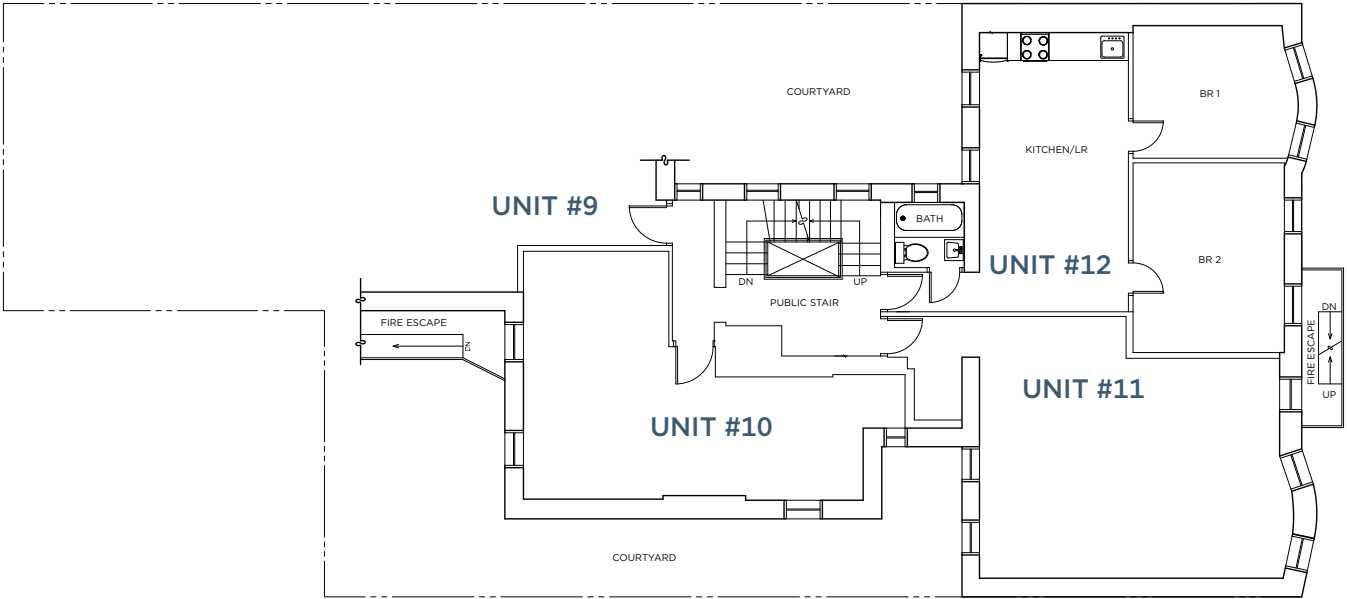


# Floor Plans

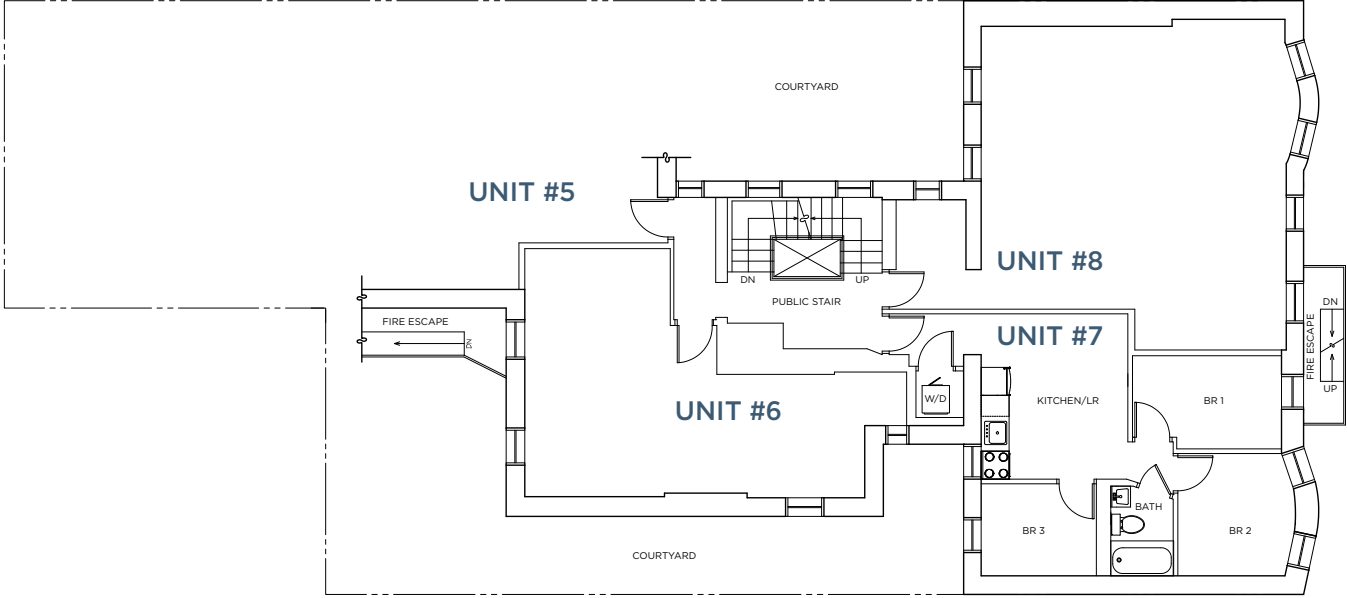
SECOND FLOOR



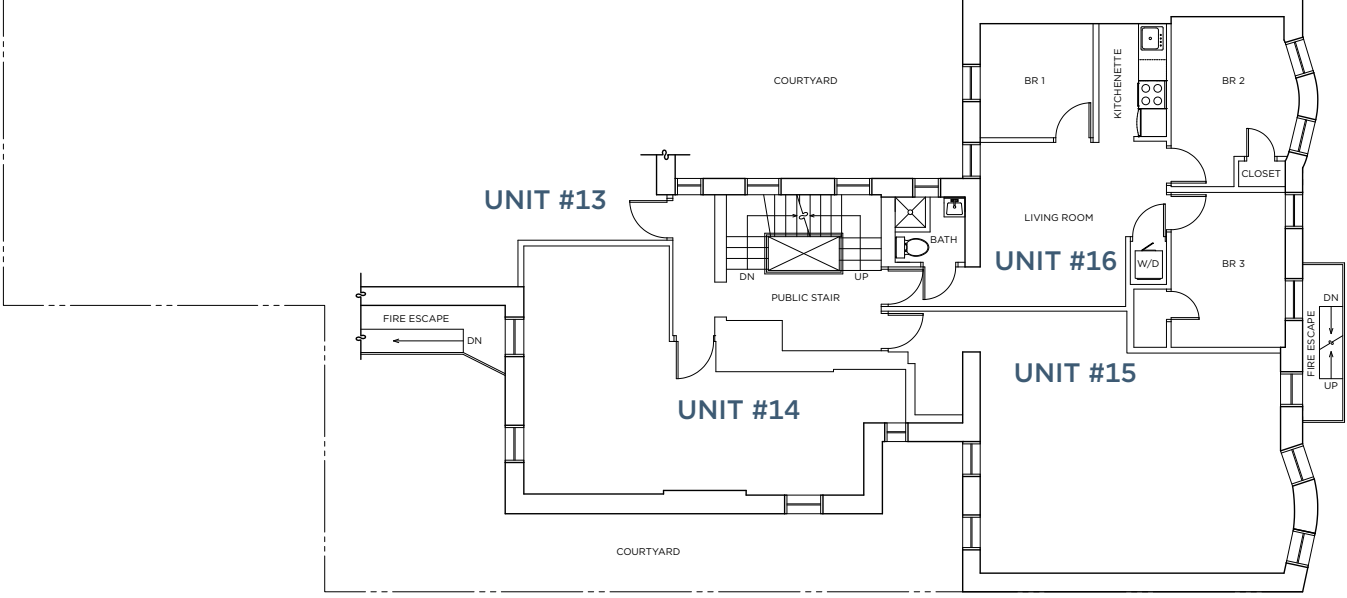
FOURTH FLOOR



THIRD FLOOR



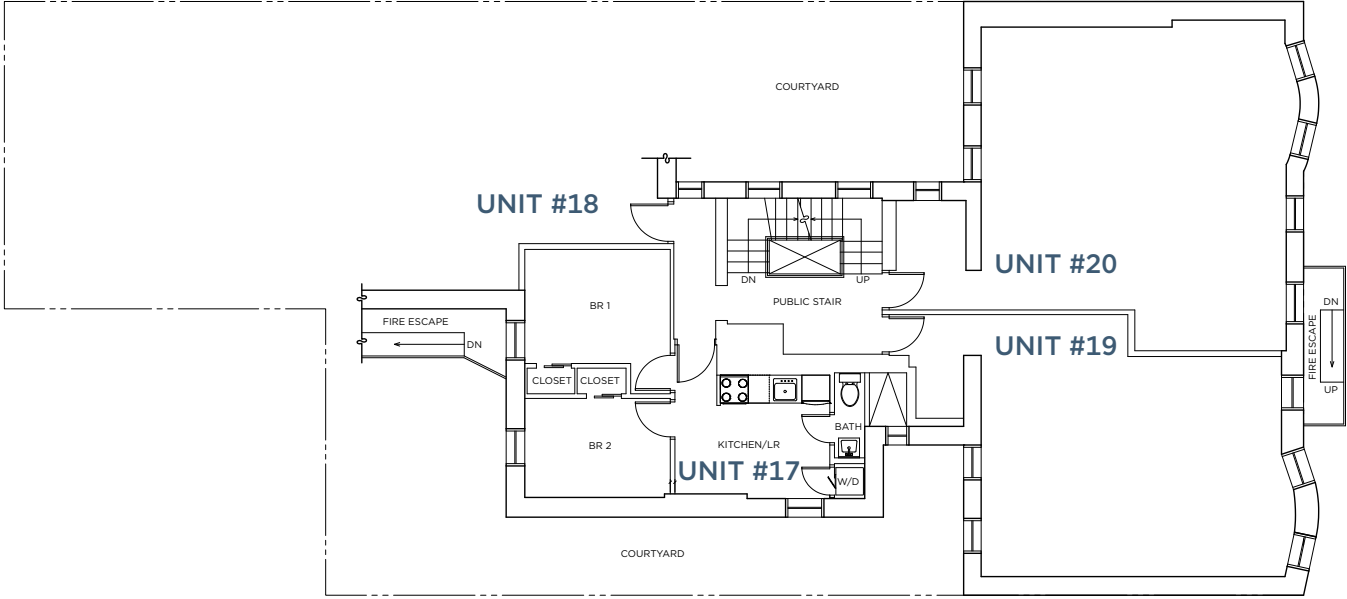
FIFTH FLOOR



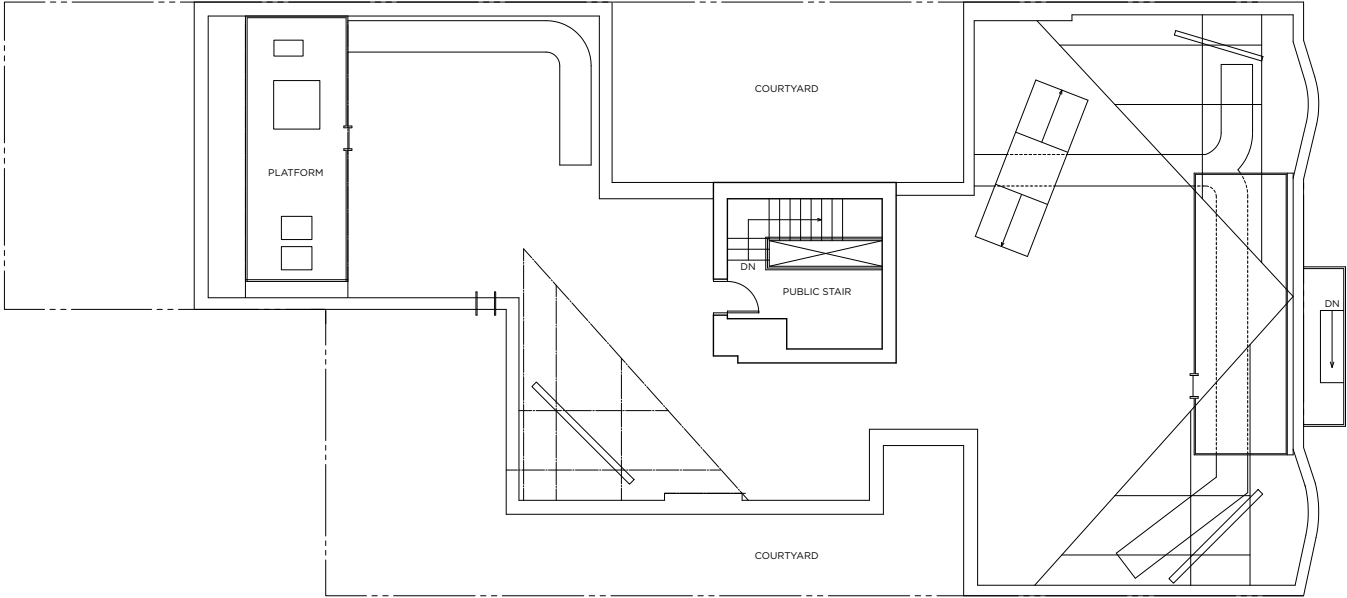


# Floor Plans

## SIXTH FLOOR



## ROOF





# Area Amenities

## RESTAURANTS

- 1 DB7:B26ua Kafe
- 2 Motel No tell
- 3 Ishq
- 4 Boris & Horton
- 5 El Camion
- 6 11 Tigers
- 7 Foxface Natural
- 8 Au Za'atar
- 9 Gomi Korean Wine Bar
- 10 Westville East
- 11 Mama Fina's
- 12 A10 Kitchen
- 13 Ama Raw Bar
- 14 Horus Café on A
- 15 Jose Luis Mediterranean Cuisine
- 16 Frangos Peri Peri
- 17 Haile Bistro
- 18 Village Square Pizza
- 19 Eleven B
- 20 Burgers on B
- 21 Gnocco
- 22 Maiden Lane
- 23 Brindle Room
- 24 Fiaschetteria Pistoia
- 25 Soda Club
- 26 Royale
- 27 Studio 151
- 28 Bobby's Night Out
- 29 C&B
- 30 The Wayland
- 31 Pardon My French
- 32 Sunny and Annie's
- 33 Thirteen Water
- 34 Kafana
- 35 Ayat
- 36 Tokuyamatcha & Onigirazu Bar
- 37 Lavagna
- 38 Crown Fried Chicken
- 39 Bobwhite Counter
- 40 Yokox Omakase
- 41 Casa Adela
- 42 POST

## RETAIL

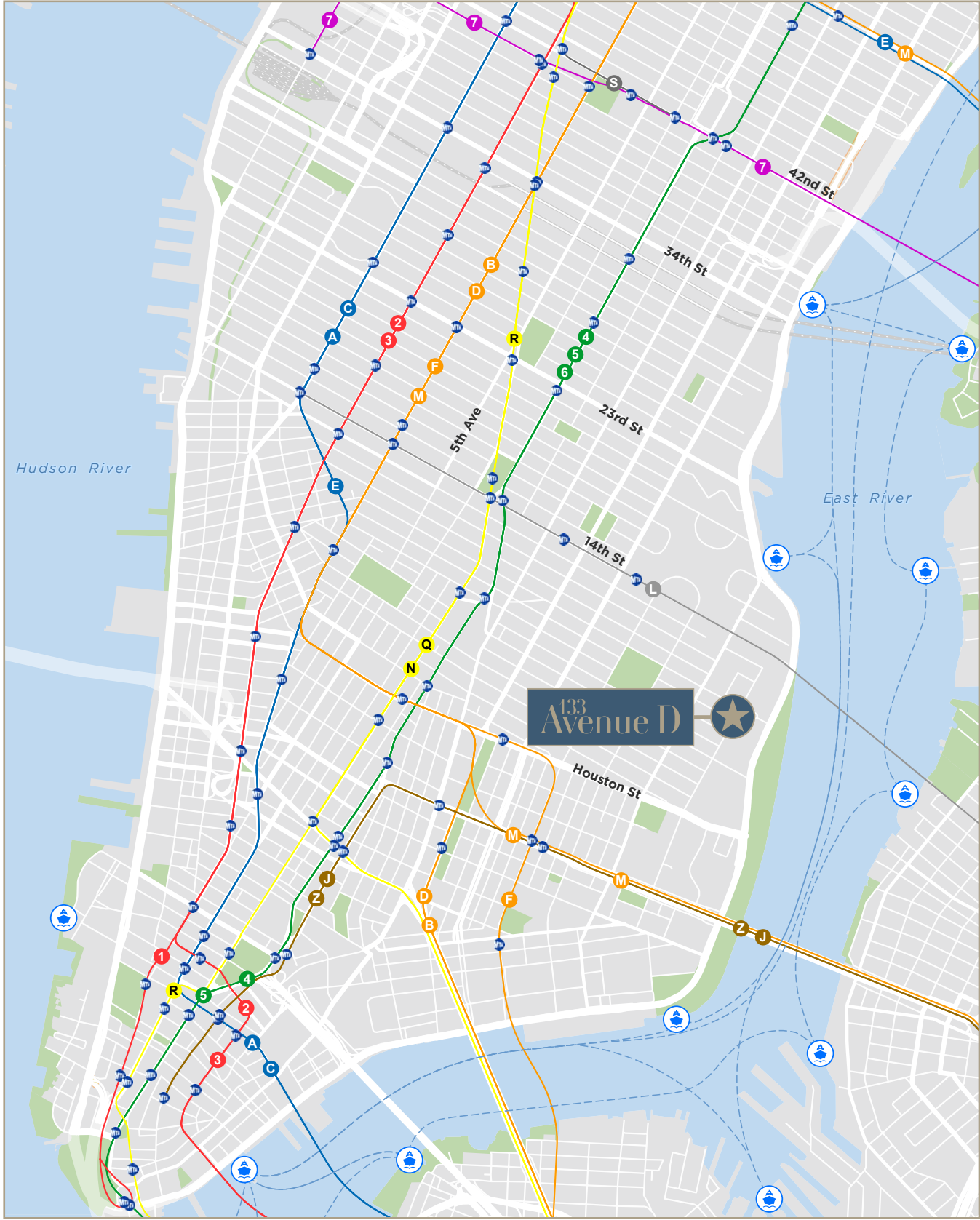
- 1 Target
- 2 Sally Beauty
- 3 Dollar Plus
- 4 East Village Vintage Collective
- 5 CTown Supermarkets
- 6 The Oxblood Zebra
- 7 Associated Supermarkets
- 8 CHP Hardware
- 9 Pioneer
- 10 Alphabet Grocery
- 11 Food City Market
- 12 The Food Emproium
- 13 Shop Fair
- 14 Dollar Plus
- 15 Boost Mobile

## HEALTH CLUBS/GYMS

- 1 StuyFitness on 14th
- 2 Blink Fitness
- 3 CrossFit East River
- 4 Gym Nyc E 3rd St
- 5 TMPL



# Transportation Map





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# 133 Avenue D



**CUSHMAN &  
WAKEFIELD**