



133
Avenue D

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Contents

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

AREA AMENITIES

TRANSIT MAP

4

6

8

16

17

133 Avenue D

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.)

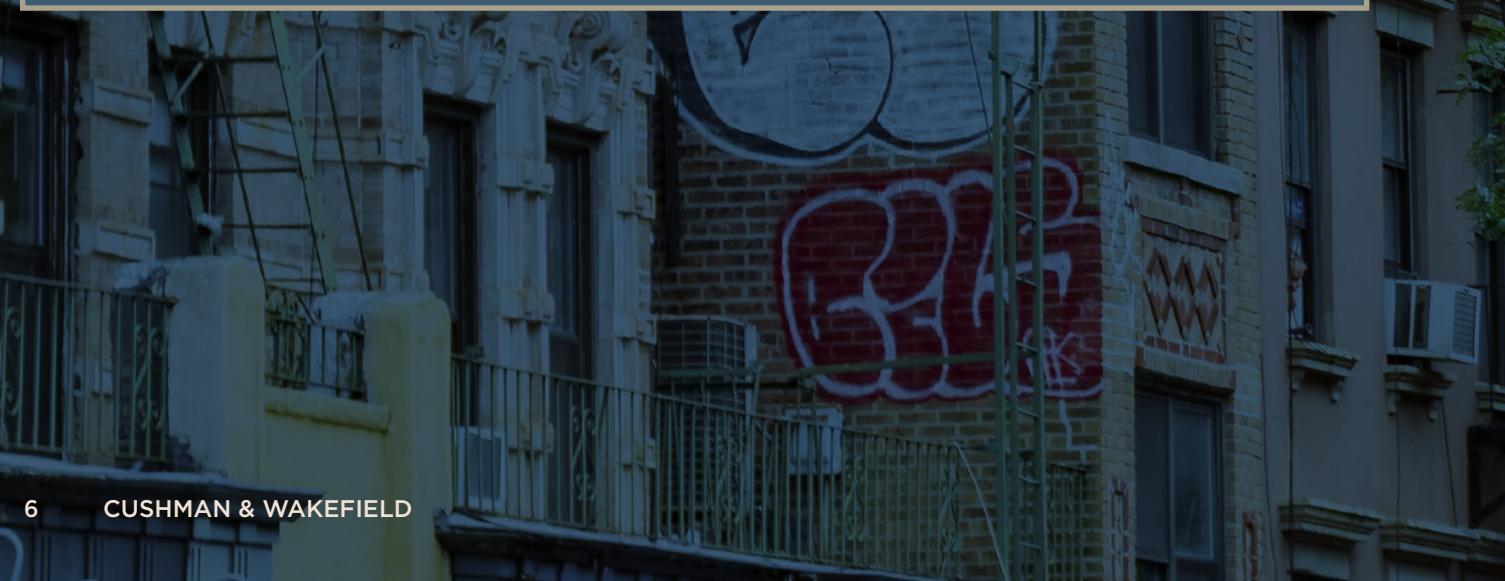
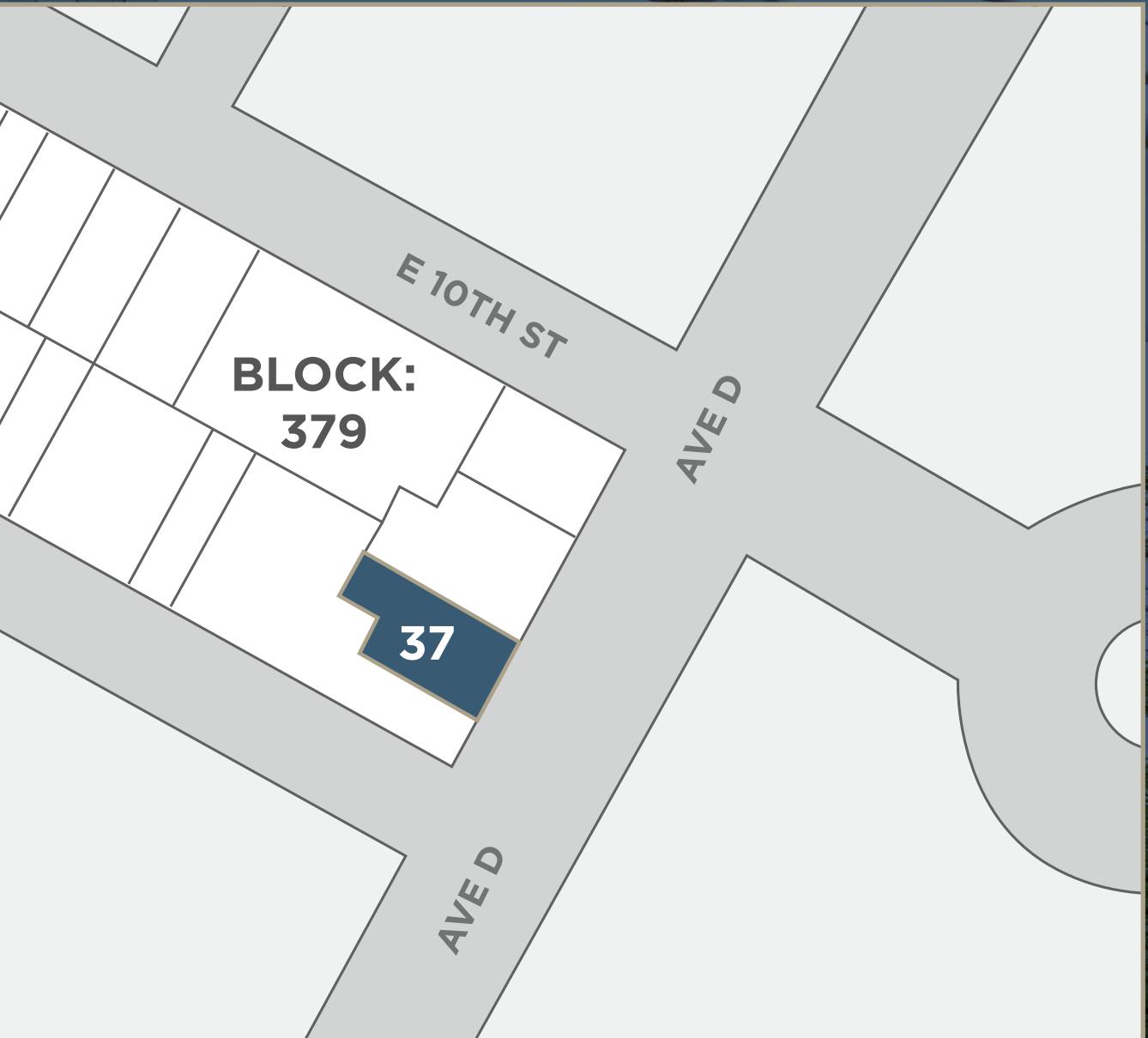
Zoning Information

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.)

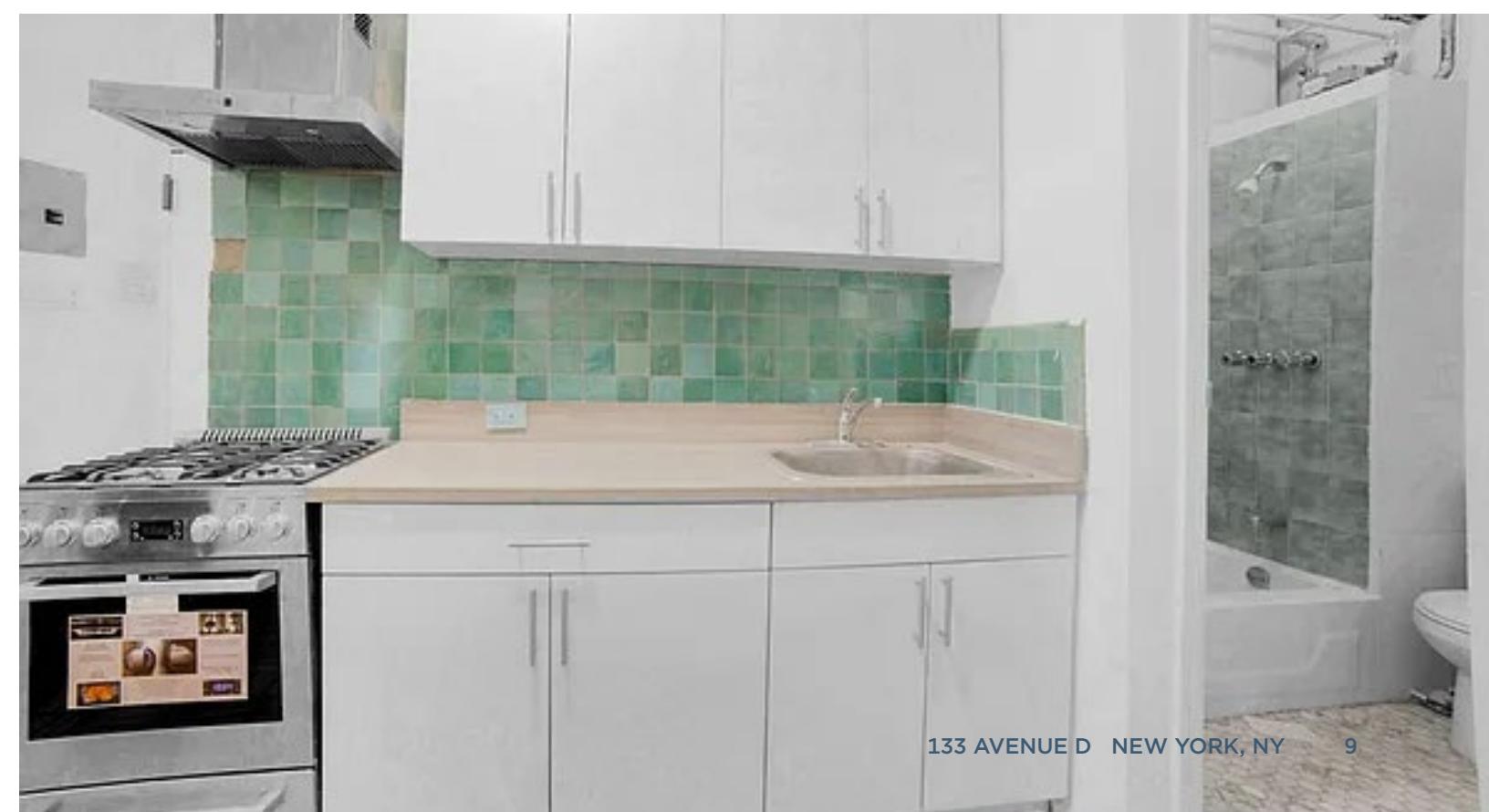
NYC Financial Information (24/25)

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

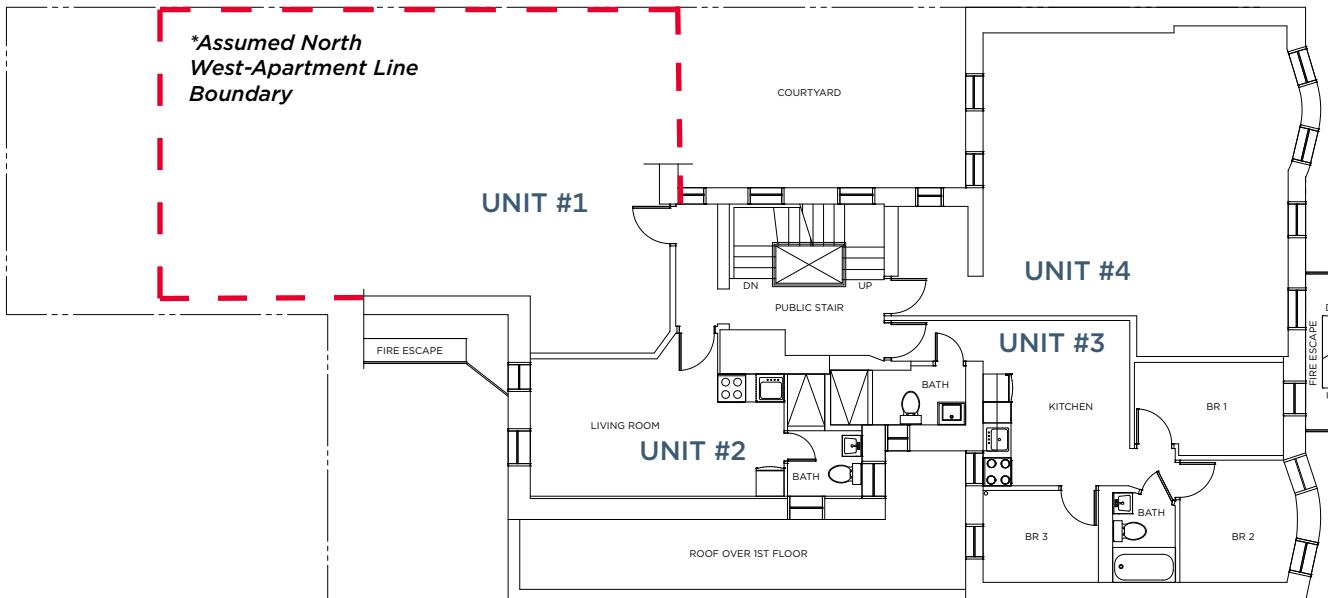


Property Photos

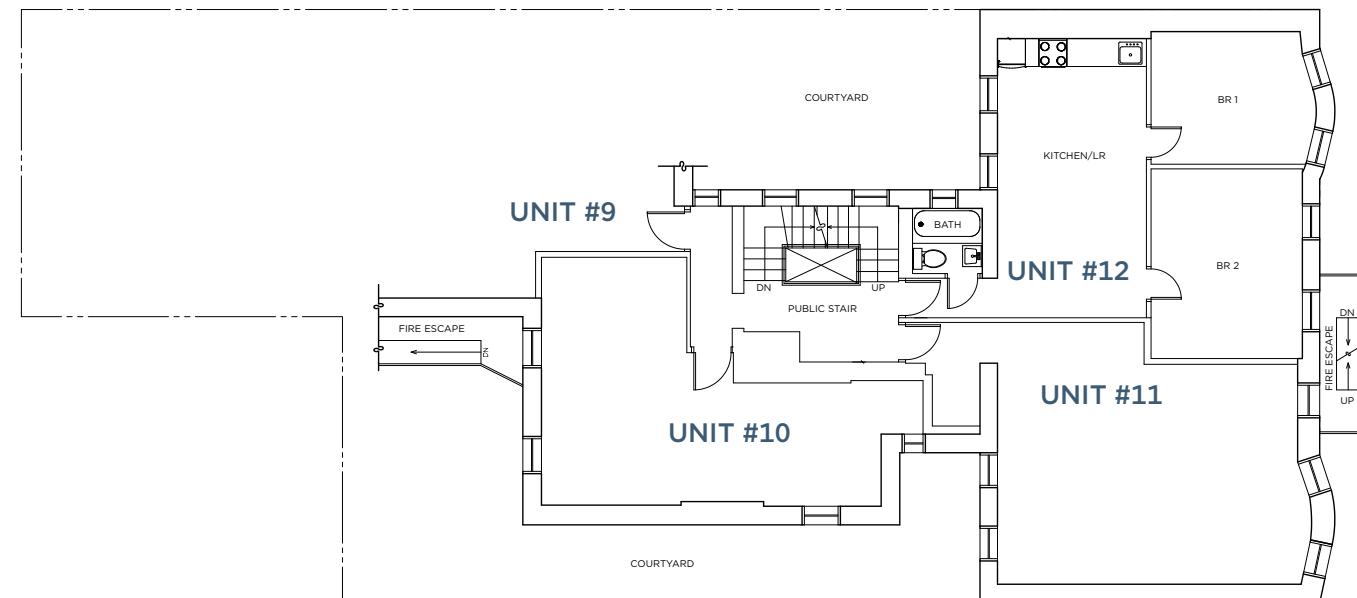


Floor Plans

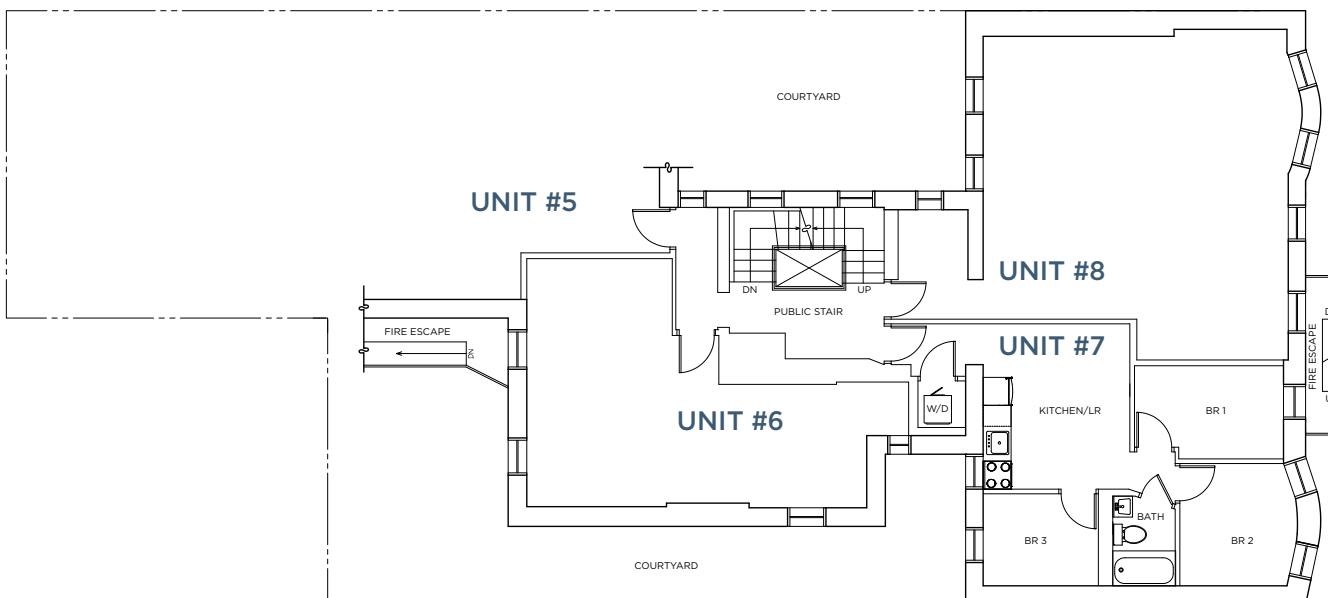
SECOND FLOOR



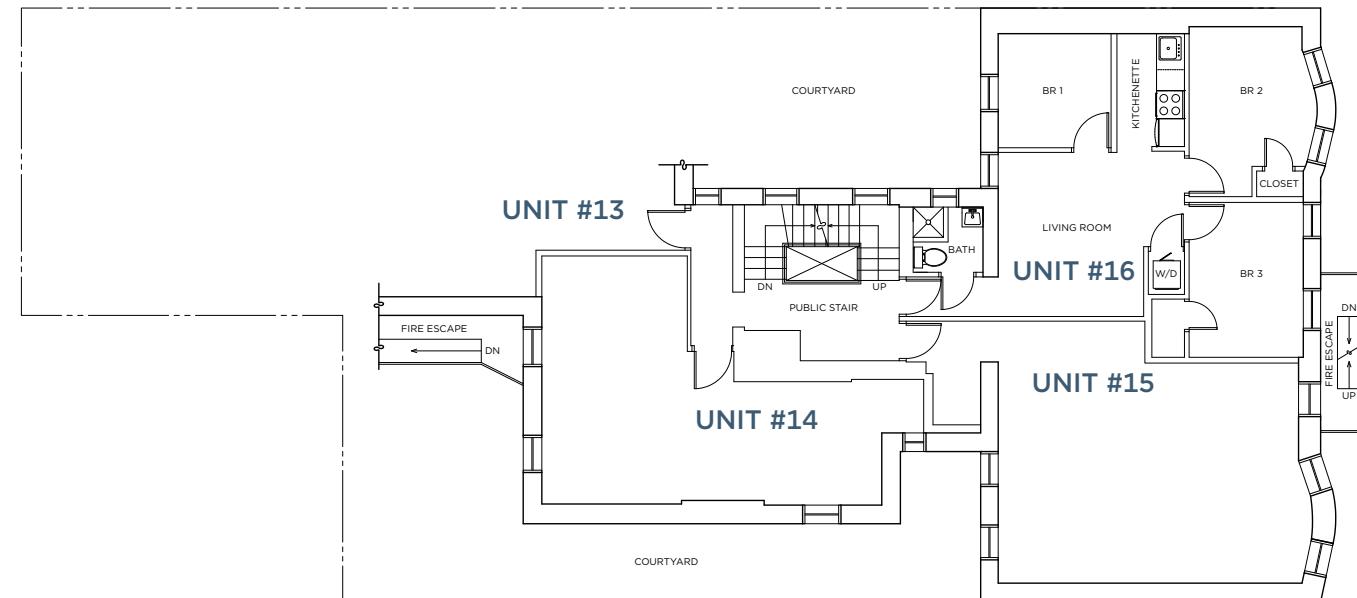
FOURTH FLOOR



THIRD FLOOR

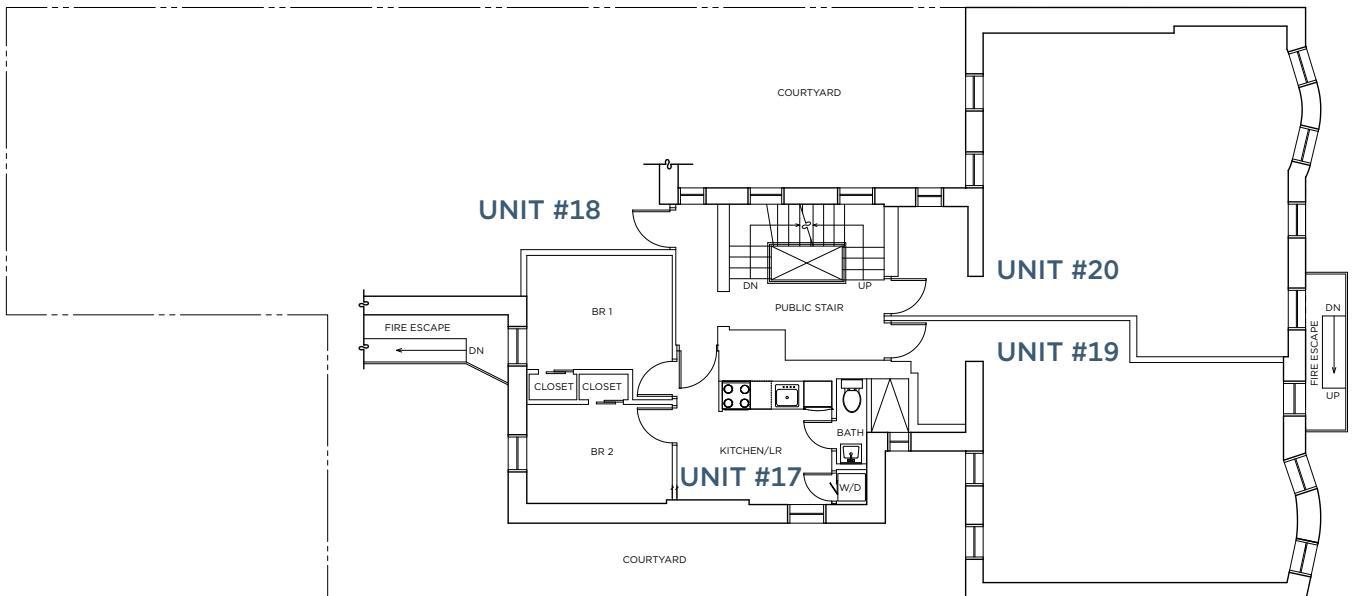


FIFTH FLOOR

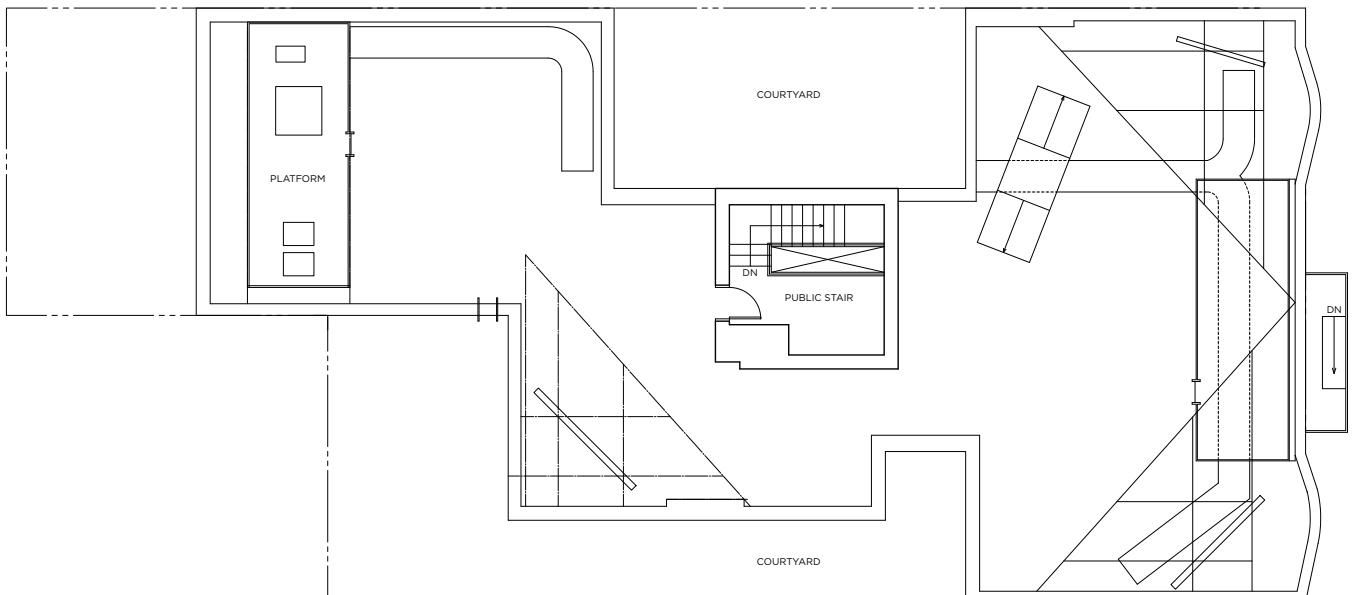


Floor Plans

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

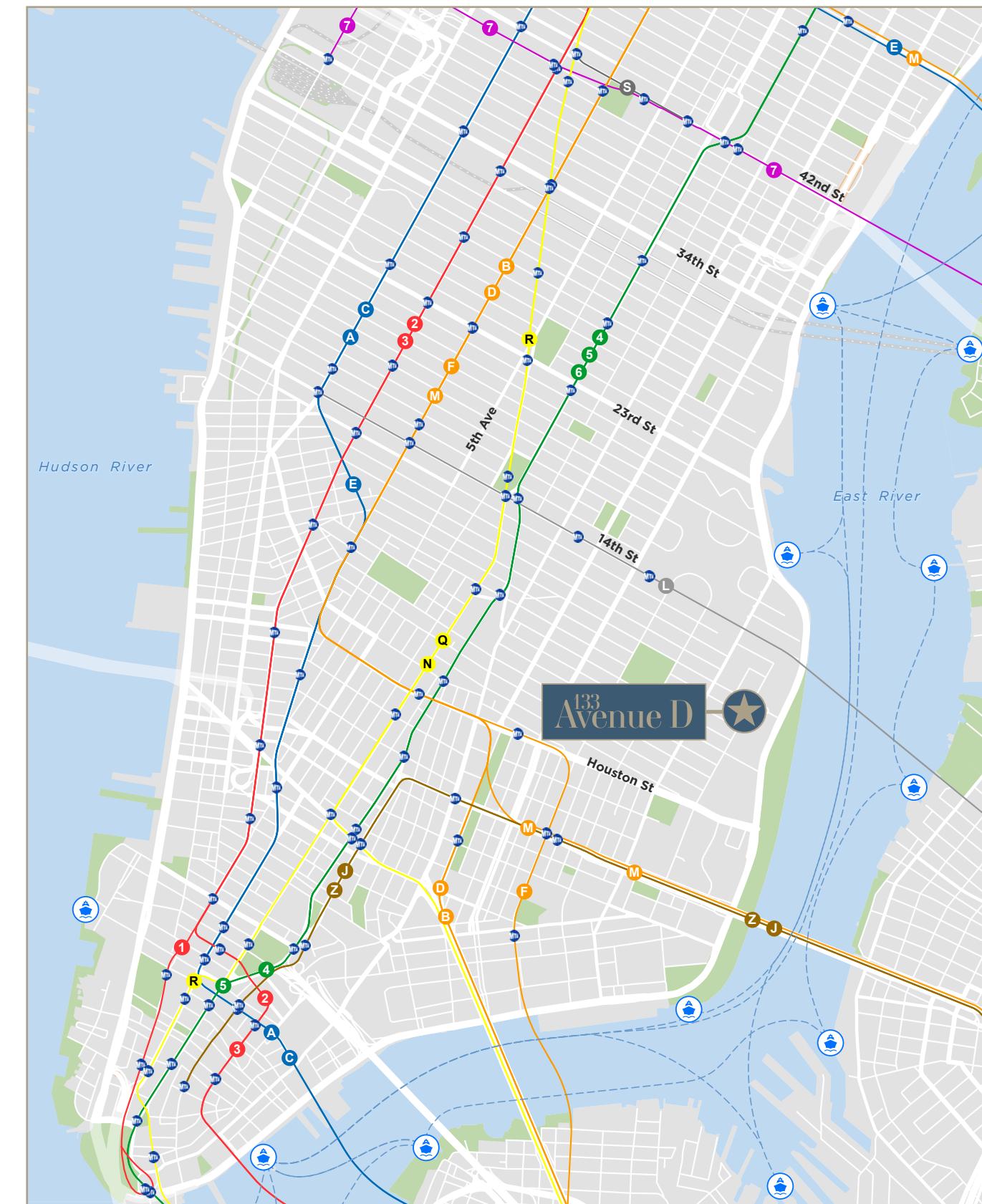
- 1 Target
- 2 Sally Beauty
- 3 Dollar Plus
- 4 East Village Vintage Collective
- 5 CTown Supermarkets
- 6 The Oxblood Zebra
- 7 Associated Supermarkets
- 8 CHP Hardware
- 9 Pioneer
- 10 Alphabet Grocery
- 11 Food City Market
- 12 The Food Emporium
- 13 Shop Fair
- 14 Dollar Plus
- 15 Boost Mobile

HEALTH CLUBS/GYMS

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



Transportation Map



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