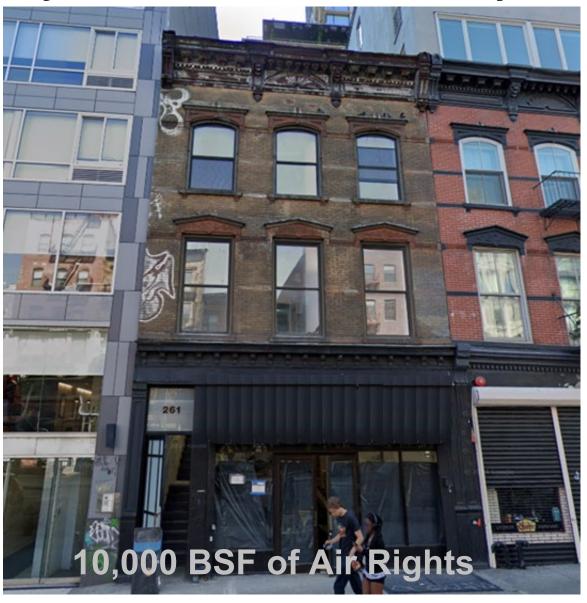


EXCLUSIVE LISTING: 261 Bowery, New York, NY

~15,000 BSF Development Site Bowery / Nolita FM Mixed Use Luxury Building





MICHAEL SHERMAN | Founder

Baseline Real Estate Advisors | www.BaselineRealEstate.com (631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM



Property Information

Location Notes

261 Bowery, New York, NY 10002 Located in Bowery/Nolita

Building Size Property abuts the Public Hotel in the back

4,899 SF 3-Story Walkup ~5,000 SF Above Grade

Lot Size Fully Renovated Luxury Apartments

2,490 SF (24.5ft x 101.9ft) Large Retail Space occupied on long term lease

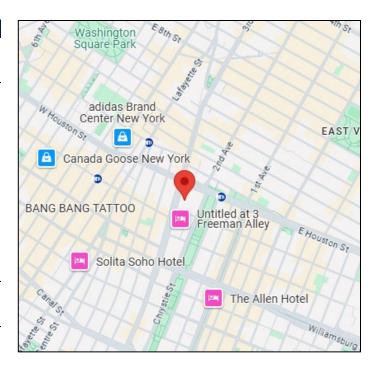
Units 15,000 BSF (10,000 SF Air Rights)

3 Units (2 Apts & 1 Retail) Sale price reduction if C-Corp purchased (\$6.5M asking)

Buildable Air Rights useable with City of Yes

15,000 BSF (10,000 SF Air Rights) Steps from retailers and the B, D, F, M, R, W Trains

Financials		
Residential	2	\$273,000
Retail	1	\$228,000
Total Income		\$501,000
Real Estate Taxes	Class 1	\$46,782
Water & Sewer		\$1,500
Electric		Tenants Pay
Fuel/Gas		Tenants Pay
Insurance		\$7,350
Repairs & Maintenance		\$2,750
Management		\$15,030
Total Expenses		\$73,412
Net Operating Income		\$427,588



Asking Price: \$6,995,900

RENT ROLL

Unit	Status	Notes	Current Rent	Projected Rent	
Retail	NYC Thin Crust Pizza	New 10-Year Lease LXP: 12/2035 This is the tenant's 8 th location in NYC	\$19,000	\$19,000	
1	FM	LXP: 10/31/2026 Full Floor Renovated Loft with Private Outdoor Space	\$11,500	\$12,000	
2	FM	LXP: 8/31/2026 Full Floor Renovated Loft with Private Outdoor Space	\$11,250	\$12,000	
Monthly Total			\$41,750	\$43,000	
Annual Total			\$501,000	\$516,000	

IMAGES











AREA MAPS







ZONING STUDY

						26	1 BO\	WERY	,								
															31-Oct-23		
					RI	ESIDEN	ITIAL DE	EVELOP	MENT								
	GROSS FLOOR AREA	RESIDENTIAL GROSS FA.	COMMERCIAL GROSS FA.	SELLABLE FLOOR AREA	DEVELOPMENT EFFICIENCY	RETAIL FLOOR AREA	GREEN WALL DEDUCTIONS	MECHANICAL DEDUCTIONS @ 2.5%	OTHER DEDUCTIONS	50% CORRIDOR DEDUCTION	RESIDENTIAL ZONING FA.	COMMERCIAL ZONING FA.	UNITS				
							1						А	В	TOTAL		
CELLAR	2,451	1,232	1,219	1,219	50%								12	19			
1ST FLOOR	2,451	302	2,149	1,849	75%			61			302	2,088	18	49			
2ND FLOOR	1,949	154	1,795	1,647	85%			49			154	1,746	16	47			
3RD FLOOR	1,613	1,613		1,302	81%			40			1,573		13	02	1		
4TH FLOOR	1,613	1,613		1,302	81%			40			1,573		13	02	1		
5TH FLOOR	1,613	1,613		1,302	81%			40			1,573		13	02	1		
6TH FLOOR	1,613	1,613		0.470	0.000	0.00/	900/	80%		40			1,573		24	76	1
7TH FLOOR	1,492	1,492		2,476	80%			37			1,455		24	70	'		
8TH FLOOR				700							Roof Top	Terrace	70	00			
Comm. Gross FA.			5,163	4,715	70%			110				3,834			4		
Resi. Gross FA.		9,632		6,382	80%	-		199		-	8,201						
Total Gross FA.	14,795			11,097	76%	-	-	309	-	-							
										2,488		EXISTING	LOT AREA				
	1-BR UNI	Т			0%					6.0		COMM. N	MAX FAR.				
3	2-BR UNIT	Г			75%					3.44		RESI. MA	X. FAR.				
1	3-BR UNIT	Г			25%				1,617 LOT		LOT COV	T COVERAGE (65% MAX.)					
4	TOTAL UN	NITS			100%					13		MAX NU	MBER OF DW	ELLING UN	ITS (@ 680 DU)		
									14,928 MAX. A		MAX. ALI	AX. ALLOWED COMM. FLOOR AREA					
										3,834			ED COMM. FLOOR AREA				
										8,559		MAX. ALI	LOWED RESI	FLOOR AR	EA		
										8,201		PROPOS	ED RESI FLO	LOOR AREA			
										12,035		TOTAL P	ROPOSED ZO	NING FLOO	OR AREA		

^{*}Zoning Study for illustrative purpose only and buyers should consult their own architect to verify

^{**}Zoning Study completed prior to City of Yes upzoning

TAX INFO

261 BOWERY Borough: MANHATTAN Block: 427 Lot: 9

Final Assessment Roll for	2025-2026 City of New York				
Taxable Status Date	January 5, 2025				
	EXPLANATION OF ASSESSMENT ROLL				
Owner Name	261 BOWERY				
Property Address	261 BOWERY 10002				
Billing Name and Address	261 BOWERY				
	261 BOWERY				
	NEW YORK NY 10002-1201				
Tax Class	1				
Building Class	S2 - PRIMARILY 2 FAMILY WITH 1 STORE OR OFF				