

160
SEVENTH AVE S



CONFIDENTIAL OFFERING MEMORANDUM

160 SEVENTH AVE S

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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 160 Seventh Avenue South, a turnkey retail condominium located on the west side of Seventh Avenue South between Perry Street and Charles Street in the West Village neighborhood of Manhattan. The property spans approximately 3,068 gross square feet across a ground floor vestibule and meticulously designed lower level space.

The West Village is one of Manhattan’s most prestigious and enduringly desirable neighborhoods, celebrated for its historic townhouses, tree-lined streets, and vibrant yet intimate village-like character. The area offers an exceptional blend of high-quality residential living, acclaimed dining, boutique shopping, wellness studios, and cultural destinations. Residents and visitors enjoy access to some of the city’s most prominent restaurants, independent retailers, neighborhood cafés, and fitness concepts. Additionally, 160 Seventh Avenue South benefits from proximity to multiple transportation options, including the 1, A, C, E, B, D, F, and M subway lines, as well as several major bus routes and Citi Bike stations.

This is a compelling opportunity that appeals to both investors and users. For investors, 160 Seventh Avenue South provides the chance to acquire a boutique retail asset in one of Manhattan’s most supply-constrained, stable, and high-demand retail corridors. For users, the property offers a rare opportunity to establish a presence in a prestigious, high-visibility location with consistent foot traffic from local residents, destination diners, and visitors. The space is well-suited for a variety of uses, including retail, salon, specialty food, fitness, health & wellness, professional services, and more. Its flexible layout and strong neighborhood fundamentals create an ideal setting for businesses looking to serve the West Village’s affluent and diverse customer base.

INVESTMENT HIGHLIGHTS



DELIVERED VACANT



± 3,068 GROSS SQUARE FEET



ADA COMPLIANT



USER OR INVESTMENT OPPORTUNITY



BETWEEN TWO PRIME WEST VILLAGE CORRIDORS
(7TH AVE S & WAVERLY PL)

ASKING PRICE
\$2,750,000



PROPERTY INFORMATION

LOCATION

Address: 160 7th Avenue South #B
New York, NY 10014

Block & Lot: 612 - 1023

BUILDING INFORMATION

Property Type: Retail Condo

Stories: Ground Floor Vestibule & Lower Level

Ground Floor SF: 3,068 SF (approx. per floor plans)

ZONING / UNIT INFORMATION

Zoning: C2-6 / R72

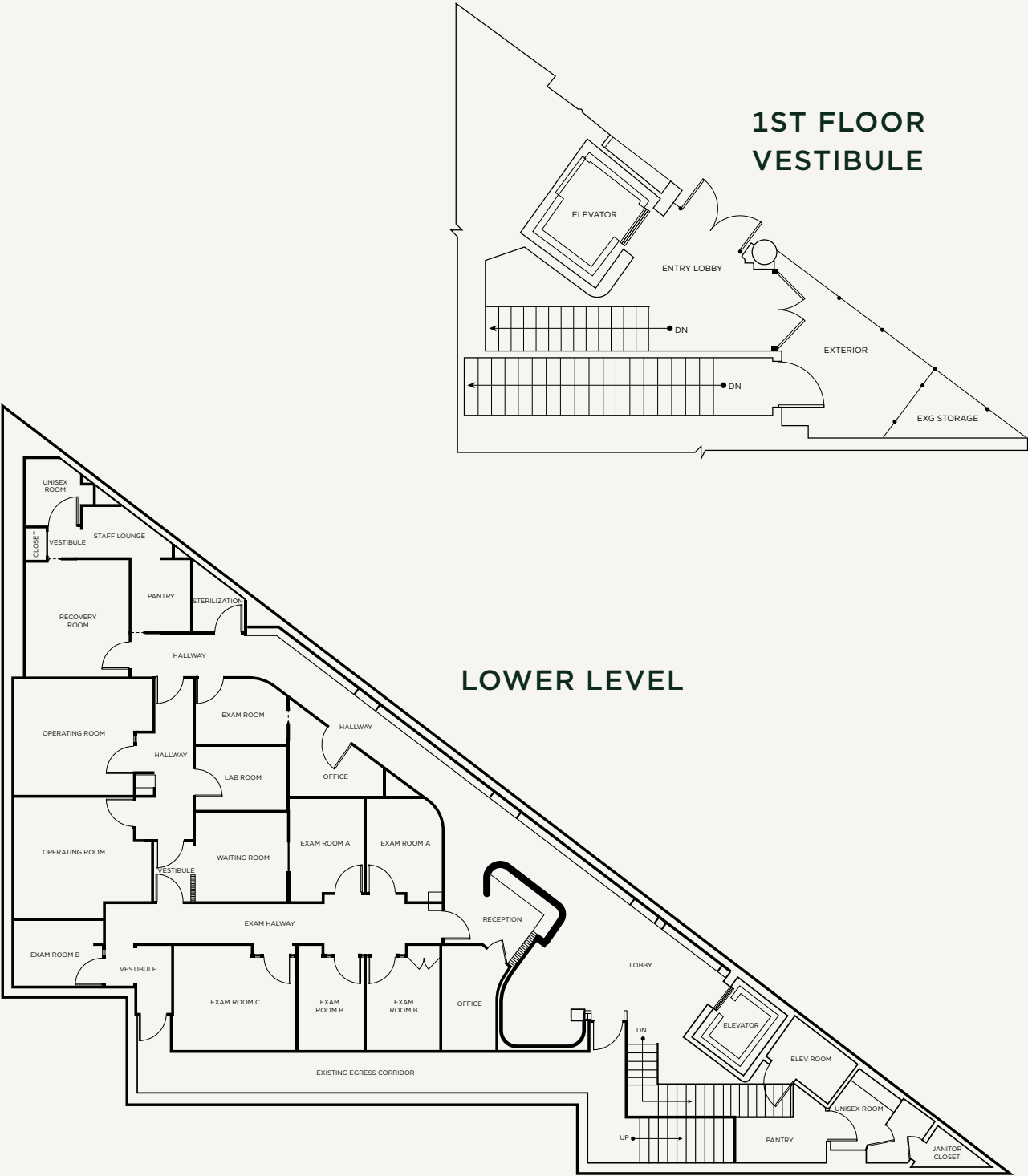
Use Group: 4

UNIT FINANCIAL INFORMATION (25/26)

Actual Common Charges: \$5,002

Annual Taxes: \$63,388

FLOOR PLANS



UNIT PHOTOS



TAX BILL



November 15, 2025
22 Perry st Facility Management L.L
160 7 Avenue South Apt B
1-00612-1023
Page 2

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$33,510.59
AMOUNT DUE BY JANUARY 2, 2026	\$33,510.59

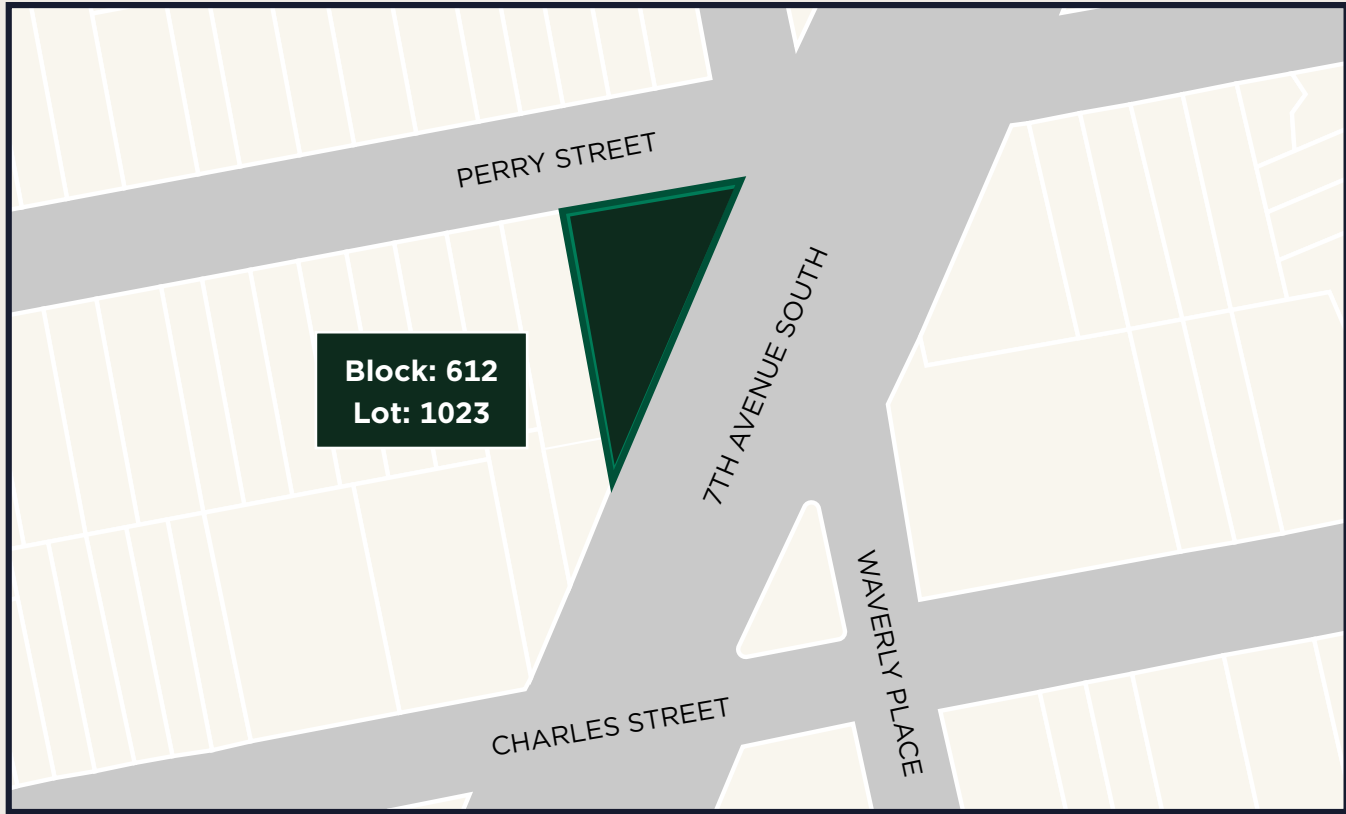
Your property details:

Estimated market value:\$1,357,726
Tax class:4 - Commercial Or Industrial
Prior year tax rate:10.7620%
Current tax rate:10.8480%

How we calculate your annual taxes:

Billable assessed value:\$588,994.00
times the current tax rate:x 10.8480%
Annual property tax:\$63,894.08

TAX MAP



A street map of a neighborhood in New York City. The map shows several streets: Perry Street, 7th Avenue South, Charles Street, and Waverly Place. A specific lot is highlighted in green and labeled 'Block: 612 Lot: 1023'. The lot is situated at the corner of Perry Street and 7th Avenue South.

10 CUSHMAN & WAKEFIELD

CERTIFICATE OF OCCUPANCY



THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN
This certificate supersedes C.O. NO 94184
THIS CERTIFIES that the new—altered—existing--building—premises located at
160 SEVENTH AVENUE SOUTH

DATE: FEB 02 2001
NO. 100495956
ZONING DISTRICT C2-6
Block 612 Lot 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	70			4	E	DOCTORS' OFFICE WITH LABORATORY AND PROCEDURES ROOM, METER ROOM COMPACTOR ROOM
1ST FLOOR					2	J-2	LOBBY
2ND-4TH FLOORS	40ea		5ea.	8	2	J-2	APARTMENTS, LAUNDRY ROOM ON EACH FLOOR
5TH FLOOR	40		6	6	2	J-2	APARTMENTS, JANITOR CLOSET
6TH FLOOR	40		6	7	2	J-2	APARTMENTS, LAUNDRY ROOM
ROOF	40				2	D-2	ELEVATOR MACHINE ROOM, BOILER ROOM

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THE WEST VILLAGE OVERVIEW

The West Village is one of Manhattan's most sought-after neighborhoods, defined by its historic architecture, tree-lined streets, and intimate village-like character. Known for its preserved 19th-century townhouses, cobblestone blocks, and unique street grid, the area blends residential charm with a sophisticated lifestyle appeal that attracts affluent residents, creatives, and global visitors.

Dining and Entertainment:

The West Village hosts some of New York's most acclaimed restaurants, including Via Carota, L'Artusi, Buvette, Libertine, and The Clam. The neighborhood's culinary offering spans rustic Italian, contemporary American, and elevated bistro concepts, attracting both destination diners and loyal locals. Cafés and bakeries such as Maman, Partners Coffee, and Magnolia Bakery, along with wine bars and dessert spots, contribute to consistently strong daily foot traffic and vibrant evening activity.

Retail and Shopping:

The neighborhood features a curated mix of luxury boutiques, specialty shops, and experiential lifestyle brands. Bleecker Street continues to see a notable retail resurgence with tenants such as A.P.C., Diptyque, Reformation, Brooklinen, and emerging direct-to-consumer brands seeking intimate storefronts. Independent designers, home goods retailers, and artisanal shops add depth to the retail mix, while limited supply and landmark-protected building stock help support strong long-term fundamentals and premium market rents.

Historic Architecture & Lifestyle:

Located within the Greenwich Village Historic District, the West Village offers unmatched architectural integrity with preserved rowhouses, brownstones, and classic walk-ups. Proximity to Hudson River Park and the Hudson River Greenway enhances recreational appeal, while the neighborhood's walkability and charm foster a vibrant residential and visitor experience.

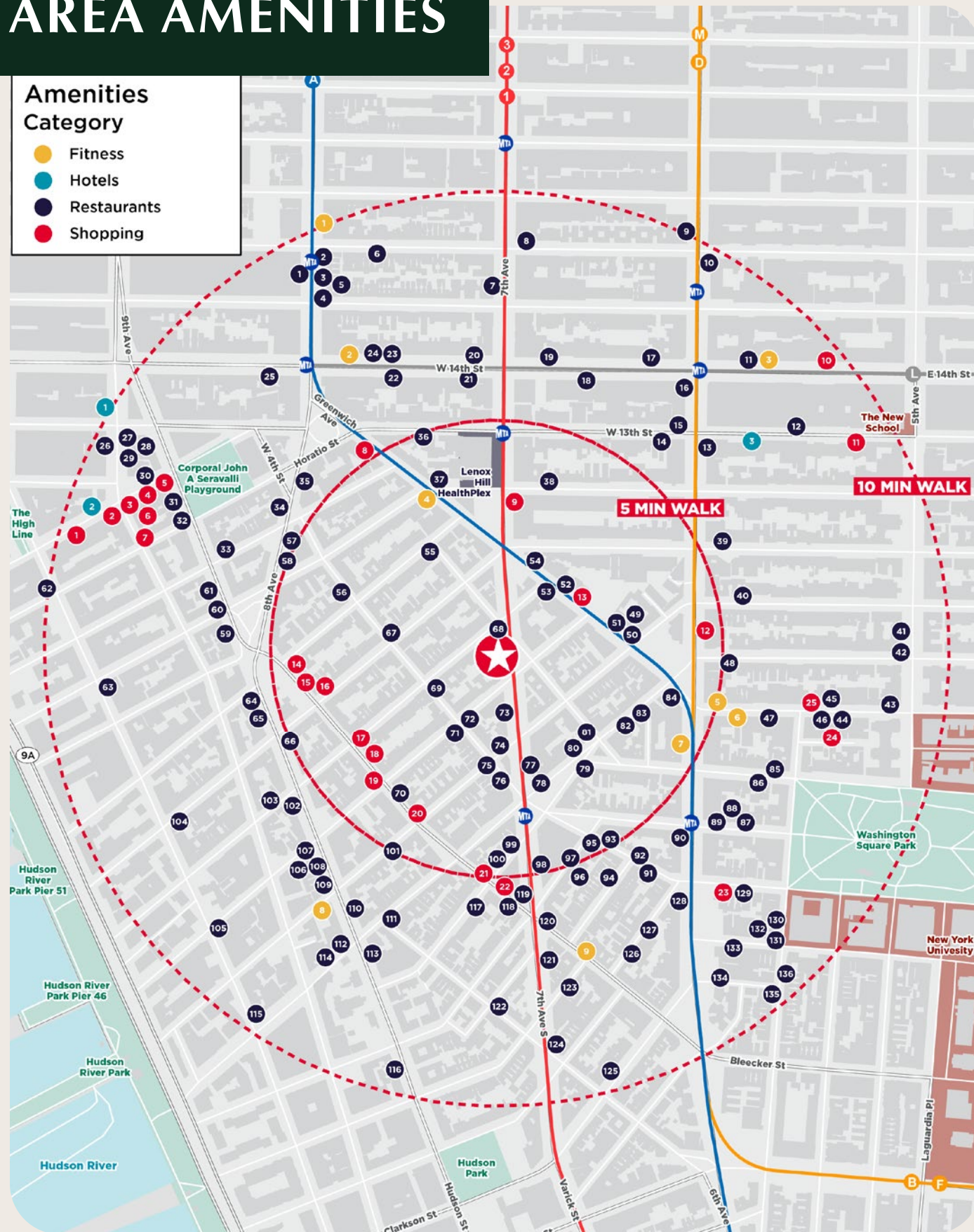
Overall, The West Village's blend of architectural heritage, high-quality retail, celebrated dining, and enduring demand solidifies it as one of Manhattan's most desirable neighborhoods for both residents and retailers.

LOCATION OVERVIEW



Amenities Category

- Fitness
- Hotels
- Restaurants
- Shopping



- 1 New York Sports Clubs
- 2 SLT
- 3 Body Space Fitness
- 4 Equinox Fitness
- 5 Barre3
- 6 CorePower Yoga
- 7 Orangetheory
- 8 Willspace
- 9 Pure Barre

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- 1 Soho House
- 2 RH Guesthouse
- 3 Walker Hotel

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- 2 RH Guesthouse
- 3 Walker Hotel

- 1 Pederson & Erwin Bracco
- 2 Pad Thai Noodle Lounge
- 3 Chelsea Ristorante
- 4 Redwood
- 5 Blue Ginger
- 6 The Grey Dog
- 7 Basta Pasta
- 8 Food Media
- 9 Oramen
- 10 Blue Valley Deli & Grocery
- 11 Hawaiian Poke
- 12 Da Andrea
- 13 Bar Six
- 14 Salam Cafe & Restaurant
- 15 Cecchi's
- 16 Mikado Japanese Bistro
- 17 New Mikado
- 18 Akiyama Japanese Restaurant
- 19 Chama Mama
- 20 Coppelia
- 21 La Carbonara
- 22 The Crooked Knife
- 23 La Nacional
- 24 Toscano Chris
- 25 Istanbul Grill
- 26 Catch
- 27 Saishin
- 28 The Chester
- 29 Gansevoort
- 30 Bagatelle
- 31 Banter
- 32 Osteria Nonnino
- 33 Mole
- 34 Aux Merveilleux De Fred
- 35 Art Bar
- 36 Kosaka
- 37 Mino Brasserie
- 38 Chefs & Champagne
- 39 Gene's
- 40 Osteria 57
- 41 Claudette
- 42 Twenty Four Fifth
- 43 Panineria Italiana
- 44 South of the Clouds

- 1 Pederson & Erwin Bracco
- 2 Pad Thai Noodle Lounge
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- 45 Loring Place
- 46 Amelie
- 47 Disc-O-Rama
- 48 Casa Apicii
- 49 Le Baratin
- 50 Rosemary's
- 51 Satay Junction
- 52 Gottino
- 53 Bluestone Lane Collective Cafe
- 54 Elephant & Castle
- 55 The Waverly Inn
- 56 St Tropez Wine Bar
- 57 Anfora
- 58 Kawa Sushi
- 59 La Ripaille
- 60 Bar Bolonat
- 61 Felice on Hudson
- 62 maman
- 63 Entwine
- 64 The Butcher's Daughter
- 65 Hudson Hound
- 66 Anton's
- 67 Tartine Restaurant
- 68 Sushiro The Handroll Bar
- 69 Sant Ambroeus
- 70 August Restaurant
- 71 Mary's Fish Camp
- 72 Sevilla Restaurant & Bar
- 73 Agave
- 74 While We Were Young
- 75 Empellon Taqueria
- 76 Wilfie & Nell
- 77 Ostia
- 78 Kettle of Fish
- 79 Joseph Leonard
- 80 Lamano
- 81 Jeffrey's Grocery
- 82 Delice & Sarrasin
- 83 Omakase Room By Mitsu
- 84 Tue Thai Food
- 85 North Square
- 86 Babbo Ristorante & Enoteca
- 87 Blue Hill
- 88 Pubkey
- 89 Formerly Crow's
- 90 Llama San
- 91 Las Ramblas
- 92 Coppola Cafe
- 93 Patisserie Claude
- 94 Voula
- 95 The Spaniard
- 96 One If By Land Two If By Sea
- 97 Barrow Street Ale House
- 98 Organika
- 99 Arthur's Tavern
- 100 Via Carota
- 101 L'artusi
- 102 Leitao
- 103 Canto

- 104 Wallse
- 105 Casa La Femme Restaurant
- 106 Decoy
- 107 Bayard's Ale House
- 108 Katana Kitten
- 109 Southern Charm
- 110 Employees Only
- 111 North Fork Restaurant
- 112 The Warren
- 113 Sanpanino
- 114 Amber
- 115 Malatesta Trattoria
- 116 Osteria Carlina
- 117 Buvette
- 118 L'accolade
- 119 Suprema Provisions
- 120 Pagani
- 121 Sabor Argentino
- 122 Casa Brazilian Restaurant
- 123 Lena
- 124 La Loteria
- 125 Berimbau Restaurant
- 126 Palma
- 127 Le Gigot
- 128 Papaya Dog
- 129 Red Bamboo
- 130 Bar Next Door
- 131 Club Groove
- 132 La Lanterna di Vittorio
- 133 Third Street Kettle
- 134 Da Toscano
- 135 Artichoke Basille's Pizza
- 136 Pommes Frites

- 1 Belstaff
- 2 Hermes
- 3 Theory
- 4 Rebecca Taylor Clothing
- 5 Rebecca Taylor Boutique
- 6 Helmut Lang
- 7 Louboutin
- 8 Otte
- 9 Nordstrom Local
- 10 Levi's Store
- 11 Beacon's Closet
- 12 Citarella Gourmet Market
- 13 Save Khaki
- 14 Sandro
- 15 Zadig & Voltaire
- 16 Rhie
- 17 Brooklinen
- 18 Something Navy
- 19 James Perse
- 20 Faherty Brand
- 21 Scotch & Soda
- 22 Reiss Limited LLC
- 23 Hamlet's Vintage
- 24 ATELIER
- 25 Shop Untitled

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