



# 329 Grand St

1 Retail + 2 Residential  
100% Free Market  
Turn-key opportunity





## EXECUTIVE SUMMARY

Acre NY Realty Inc. has been retained on an exclusive basis to arrange for the sale of 329 Grand St ("The Property"), a ~22' wide, ~65' long three-story walk-up building located on the south side of Grand Street between Orchard and Ludlow Street in the Lower East Side neighborhood of Manhattan. The ground floor retail unit comes with an underground storage unit, while the two (2) residential units feature efficient 3-bedroom layouts.



The building sits right across from Mizuma & Kips, an art gallery with decades of history and a landmark of the Lower East Side renowned for its mural-filled facade. It's also across the street from the Lower East Side Open Streets, a program that transforms blocks of streets into public space for outdoor dining, walking, and cycling. Grand Street is the heart of Lower East Side, a trendy neighborhood known for its restaurants, bars, and boutiques, resulting in steady population growth and an intense demand for housing.

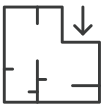


# HIGHLIGHTS



1 Retail Unit/2 Residential Units/100% Free Market

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Full floor three bedroom apartments with Upside in Rents

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Increasing demand for housing in the neighborhood

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Lower East Side is a Residential Hub Attracting Small Businesses and Renters

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Steps from Canal St and Chinatown

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Excellent Connectivity via the B/D/F/M/J/Z trains





## PROPERTY INFORMATION

<b>Address</b>	329 Grand St, New York, NY 10016
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<b>Location</b>	Located on the south side of Grand Street between Orchard and Ludlow Street
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<b>Block / Lot</b>	00309-0014
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<b>Stories</b>	3 stories + cellar
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<b>Building Dimensions</b>	22 ft x 65 ft (Approx.)
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<b>Gross Floor Area</b>	3,495 sqft
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<b>Lot Size</b>	1,403 sqft
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<b>Commercial Unit</b>	1
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<b>Residential Units</b>	2 (Both free market)
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<b>Zoning</b>	C6-2
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<b>Base FAR</b>	6.02
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<b>Air Rights</b>	4,953 sqft
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# INTERIOR PHOTOS







# CONTACT US

**Antong Cheng**

**Licensed Real Estate Salesperson**

**425-922-5788**

**antong@acreny.us**

**www.acreny.us**

**45-10 Court Square FL1, Long Island City, NY 11101**

ACRE NYREALTY INC