



# \$15,500,000

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 224 Avenue B, a 6-story mixed-use walk up building in the East Village. The property consists of 26 residential units and 2 retail units on the ground floor.

## Property Information

Location	West side of Avenue B between East 13th and East 14th Streets
Block/Lot	407 / 32
Stories	6
Building Size	15,174 SF
Lot Dimensions	43.92' x 95'
Number of Units	26 Residential / 2 Retail
Zoning	C1-6A
FAR	4.0
Available Air Rights	1,514 SF
Tax Class	2
Assessment (24/25)	\$1,730,700
RE Taxes (23/24)	\$215,866

## Highlights

- 85% Free Market.
- 26 residential and 2 retail ground floor units.
- Long-term retail tenants; Mona's is the second oldest bar on Avenue B.
- Cash-flowing asset with immediate upside due vacant FM units that can be rented at attractive market rates.
- 44 feet of frontage on Avenue B.
- Prime East Village location just off 14th Street, adjacent to Tompkins Square Park and L train.



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