

FOR SALE

69 Gold Street



VACANT / VALUE-ADD / FREE MARKET / ELEVATOR APARTMENT BUILDING

69 Gold Street

ASKING PRICE

\$42,500,000

FOR SALE INFORMATION PLEASE CONTACT:

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Contents

Executive Summary	04
Residential Breakdown	07
Floorplans	08
Neighborhood Overview	24
Amenities Map	26

C&W has been exclusively retained to offer for sale **69 Gold Street** in the **Financial District** neighborhood of Manhattan in New York, NY. The offering features a 17-story elevated multifamily property with over 165' of frontage along the east side of **Gold Street**, north side of **Ann Street** and south side of **Beekman Street**. The property consists of **90 apartments** and **ground floor office space**. There are **52 studios, 31 one bedroom and 7 two bedroom** units. **The building allows for additional apartments, amenities and the opportunity to add ground floor retail.**

The offering presents **a rare opportunity for a new investor to acquire a FULLY FREE MARKET elevator building in Manhattan** at a price point significantly below replacement cost. The units themselves have already been gutted (all kitchens, bathrooms, and flooring) allowing a buyer to come in and immediately start renovations. There is ample space to add amenities and create a brand new luxury rental or condo building. **The building also has two roof decks that have views of downtown, uptown, the east river, Brooklyn skyline and Brooklyn Bridge.**

All of the one and two bedroom apartments have large living room space with a separate room for the kitchens. **Half of the units have large balconies** with views of the river, uptown or downtown. The 17th floor was previously used for laundry/amenity space and it has 12'+ ceilings. **One to three additional penthouse apartments can be added with private outdoor space on the 17th floor.**

69 Gold Street is situated in the heart of Manhattan's Financial District. The neighborhood is the financial center of the world. Many of the major financial institutions, including the New York Stock Exchange and the Federal Reserve are located in the neighborhood. **The Financial District is tourist hub**, with visitors coming to see the many attractions; **The Bull, Oculus, 9/11 Memorial, One World Observatory, South Street Seaport, The Battery, Wall Street, Federal Hall National Memorial, Trinity Church, Stone Street, etc.** The property is also located just a few blocks away from the **A C 2 3 4 5 J Z** trains at the **Fulton Street Subway Station**. These fundamentals make this a great bet for investors in both the near and long term.

Please **REACH OUT TO C&W** for more details.



PROPERTY INFORMATION

Address:	69 Gold Street New York, NY 10038
Location:	Full block front on the east side of Gold Street between Ann Street and Beekman Street
Block & Lot:	93 - 34
Lot Dimensions:	71' x 95' (irregular)
Lot SF:	7,547 SF (approx.)

BUILDING INFORMATION

Property Type:	Elevator Multifamily
Building Dimensions:	69' x 86'
Stories:	17
Above Grade Gross SF:	79,067 SF (approx.)
Below Grade Gross SF:	4,651 SF (approx.)
Total Gross SF:	83,718 SF (approx.)
Residential Units:	90 Existing (ABILITY TO ADD APARTMENTS)
Commercial Units :	1 Existing (ABILITY TO ADD GROUND FLOOR RETAIL)
Total Units:	90

ZONING INFORMATION

Zoning:	C6-4, LM District
FAR (As-of-Right):	10
Total ZFA (As-of-Right):	75,470 SF (approx.)
Less Existing Structure:	79,067 SF (approx.)
Available ZFA (As-of-Right):	Overbuilt

NYC FINANCIAL INFORMATION (24/25)

Total Assessment:	\$6,924,240
Annual Property Tax:	\$865,668
Tax Class:	2



UNIT MIX

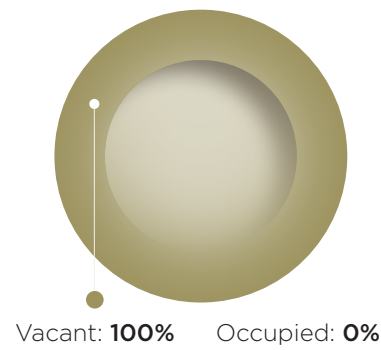
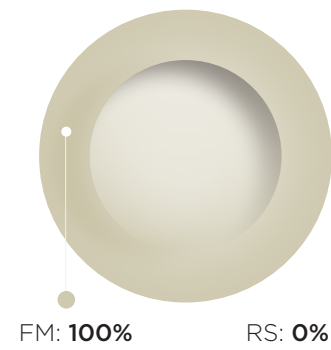
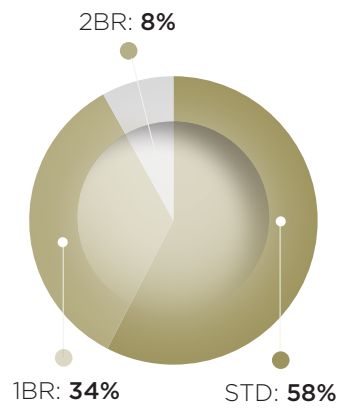
Beds	#	%
Studio	52	58%
1	31	34%
2	7	8%
Total	90	100%

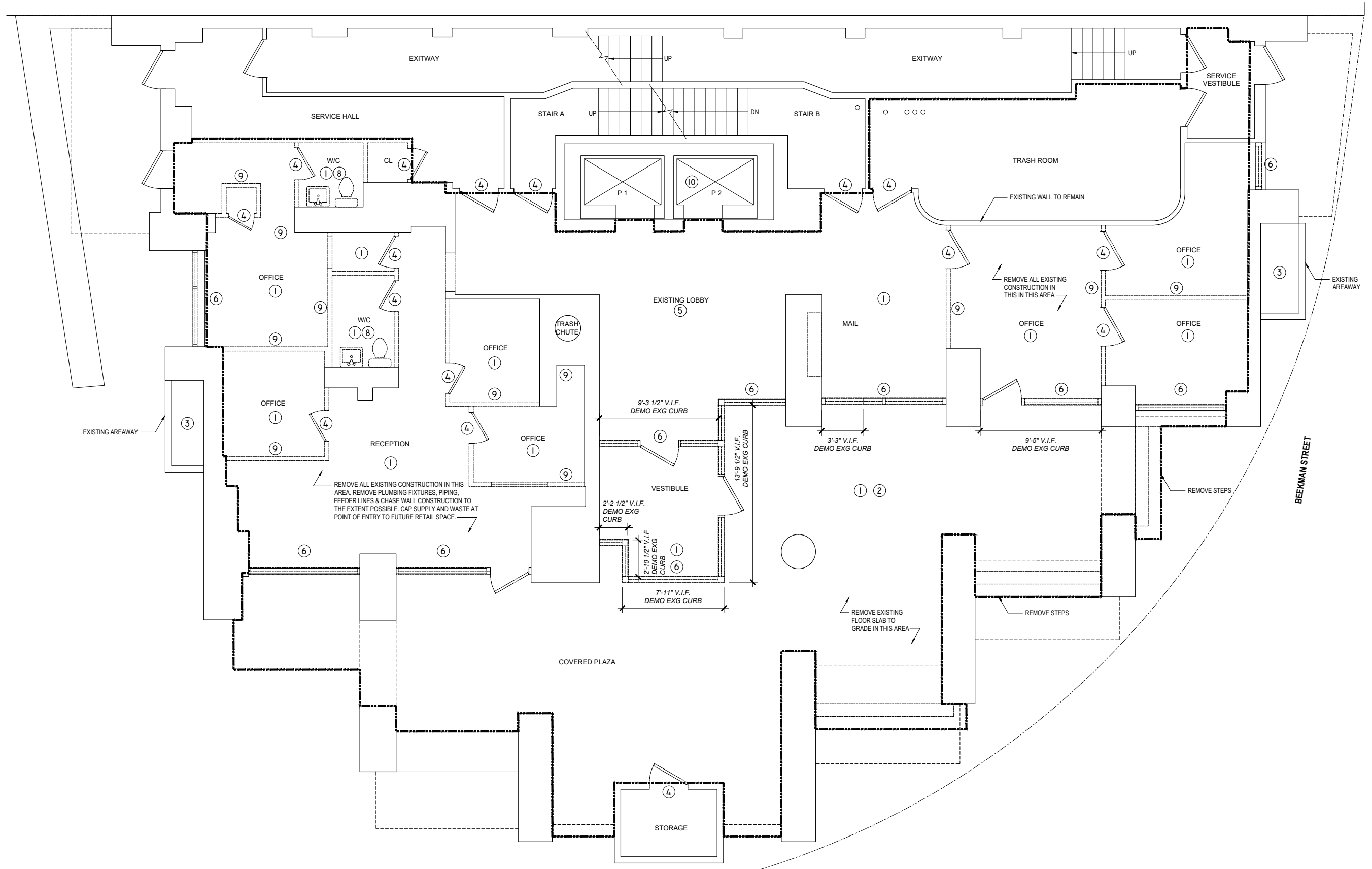
STATUS MIX

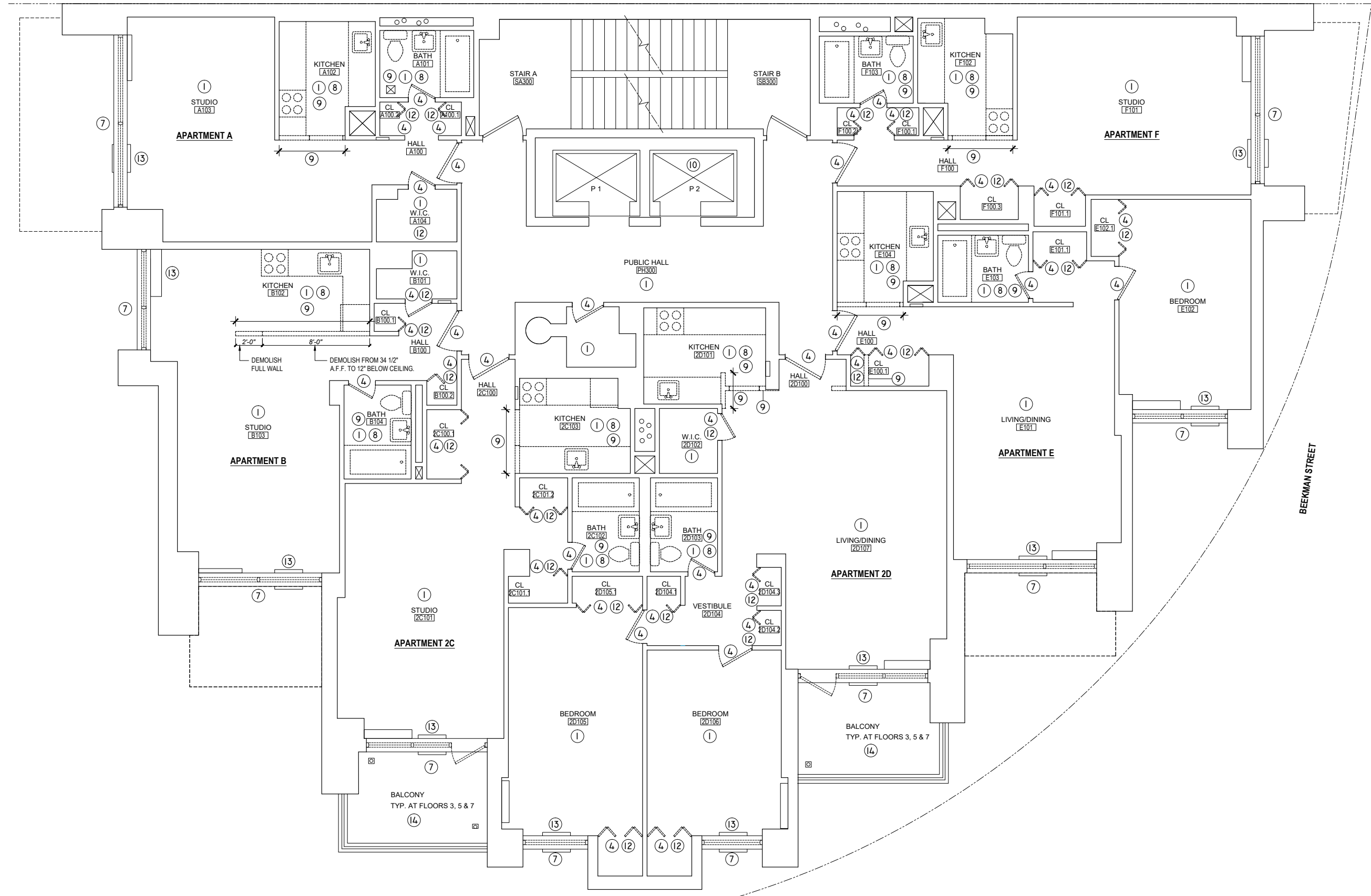
Status	#	%
FM	90	100%
RS	0	0%
Total	90	100%

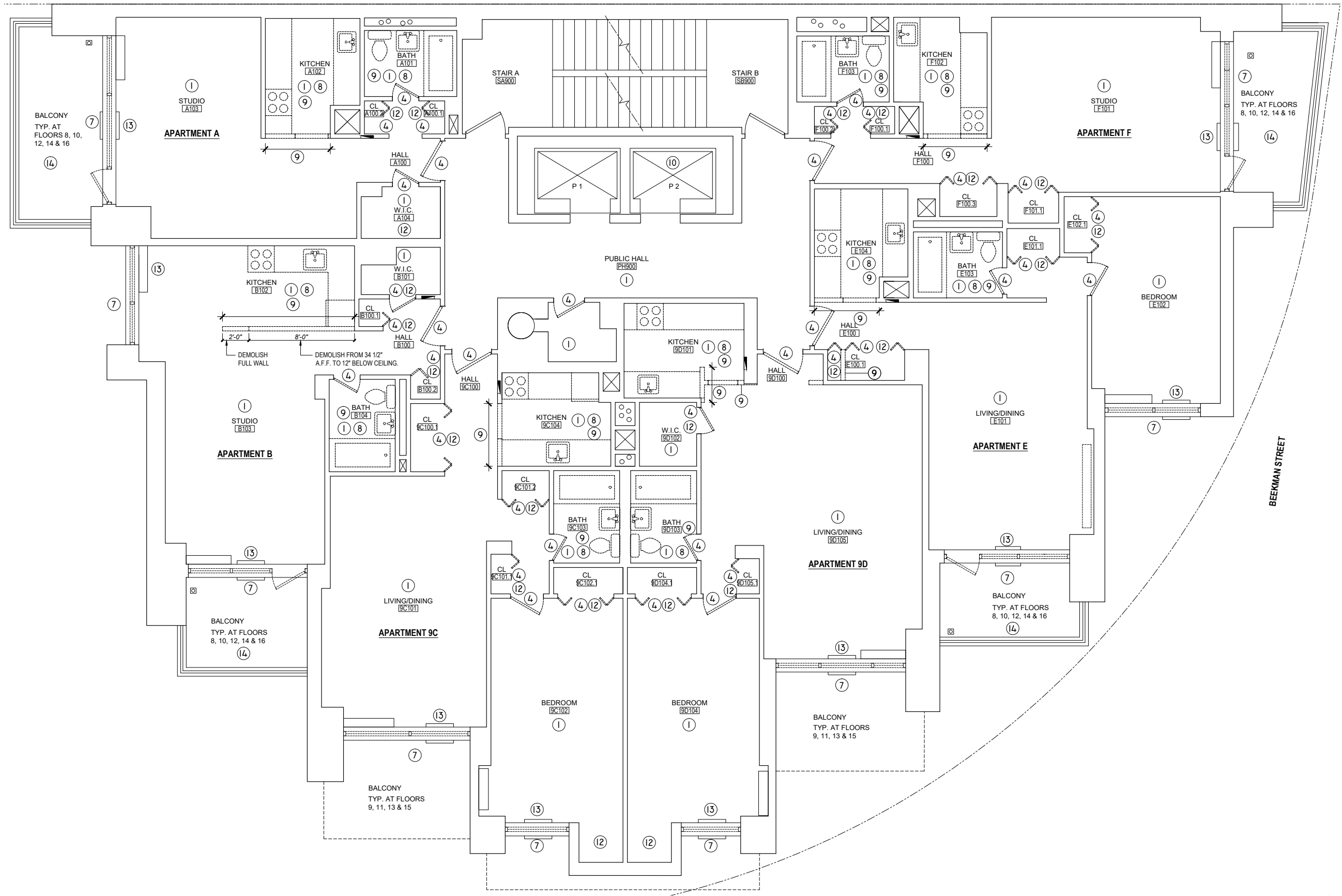
OCCUPANCY

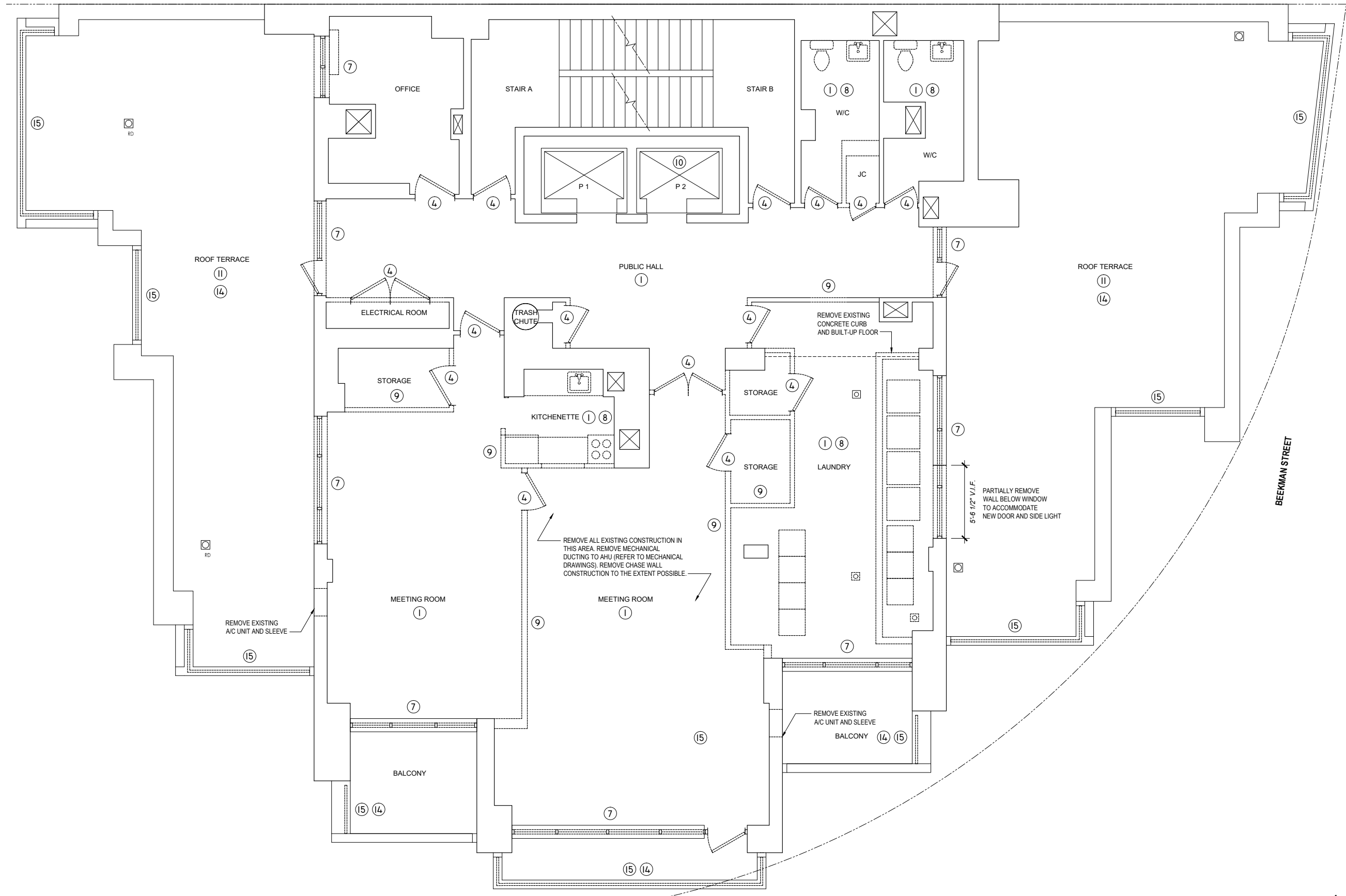
Status	#	%
Vacant	90	100%
Occupied	0	0%
Total	90	100%

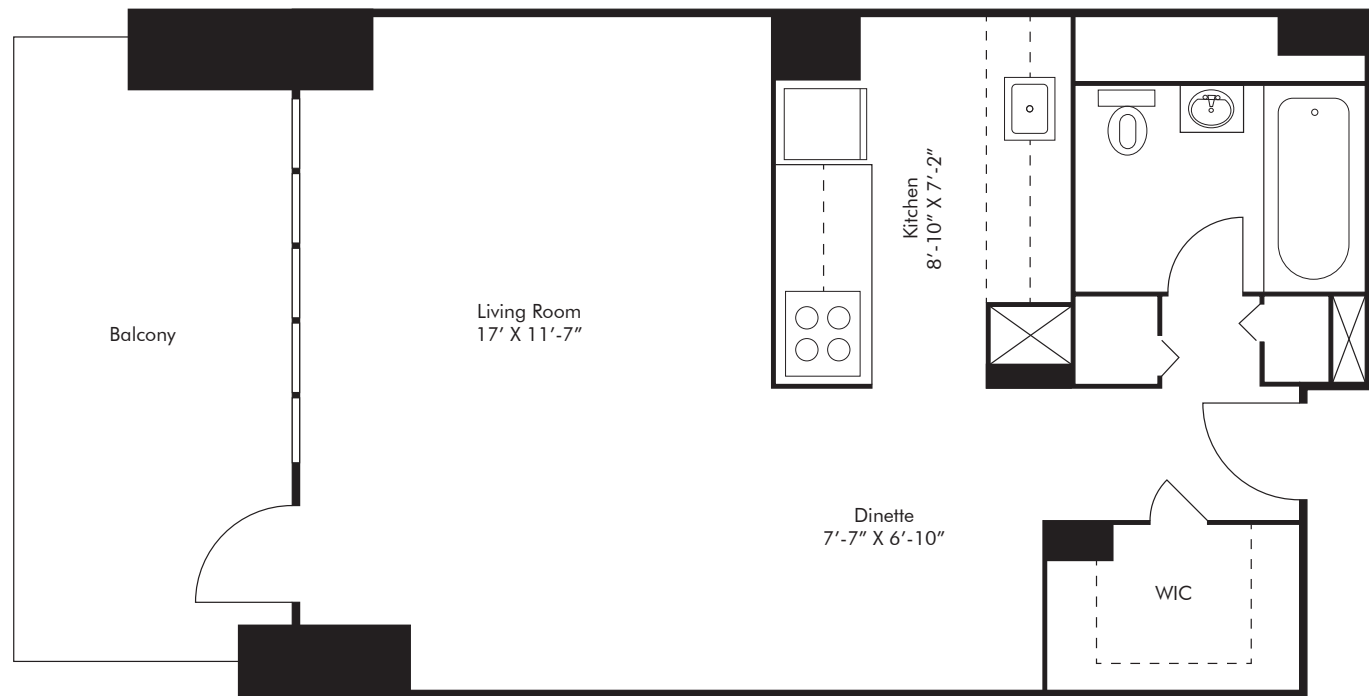






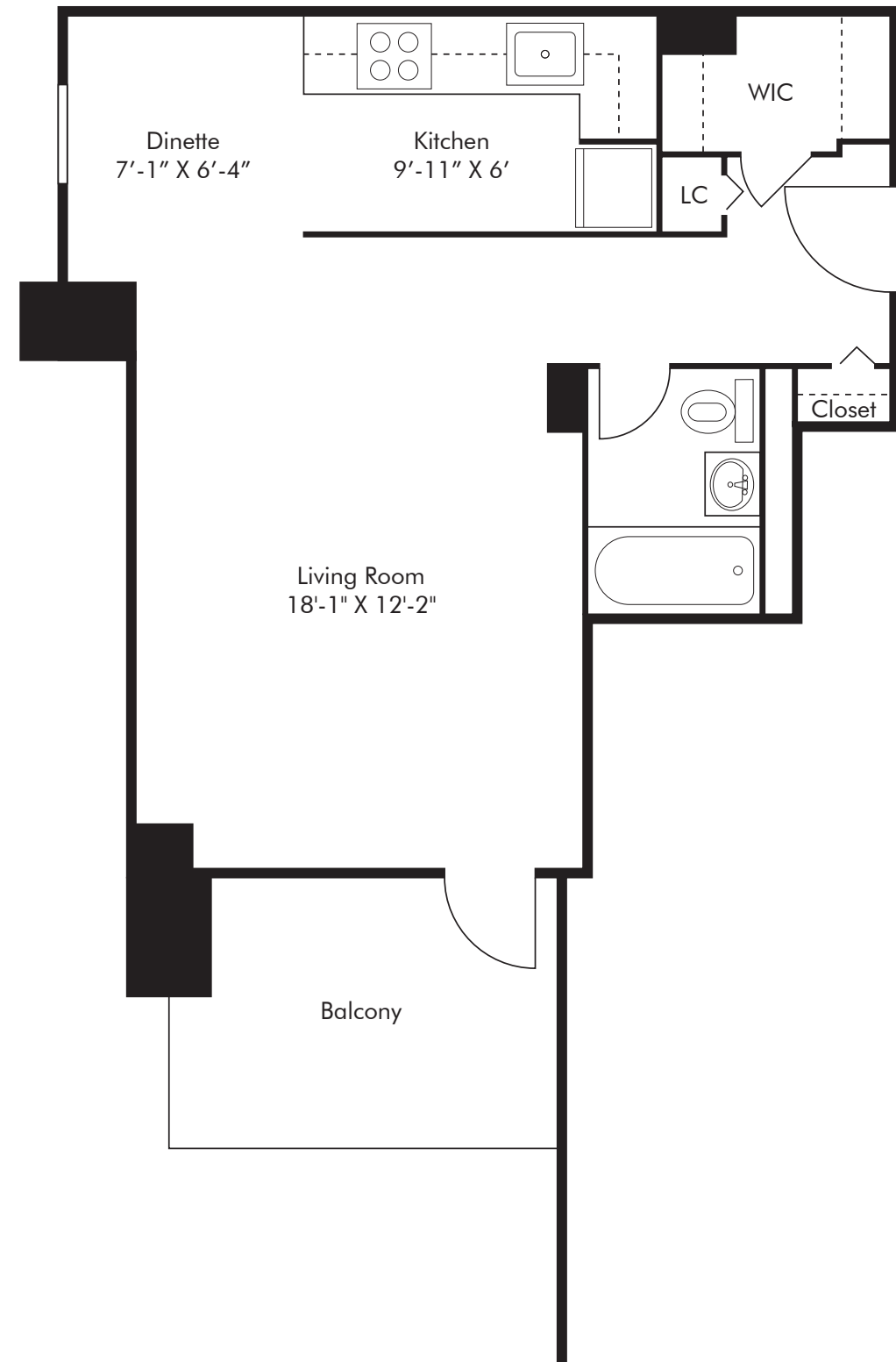






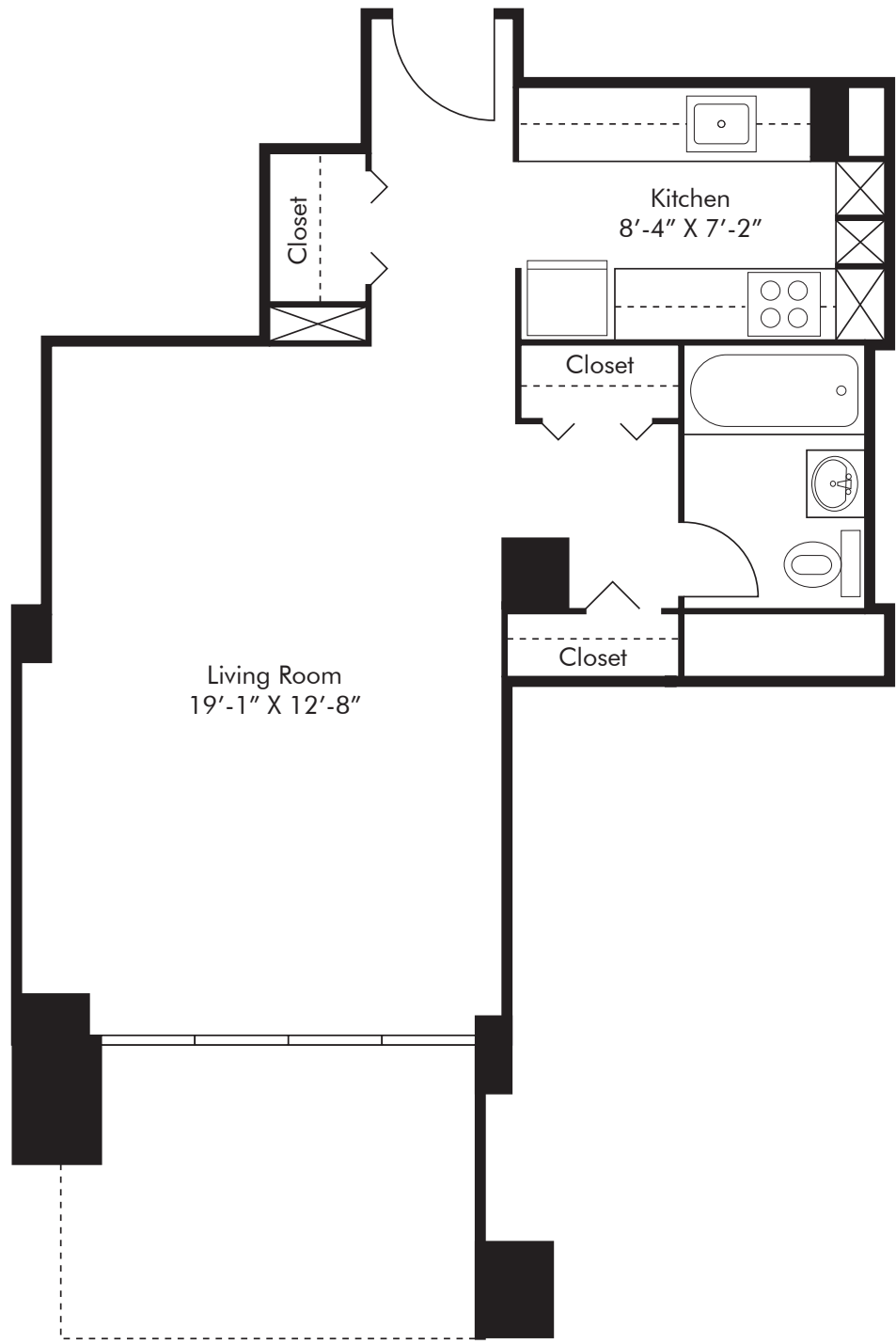
Apartment A

STUDIO
 FLOORS 2-16
 BALCONY ON FLOORS 2,4,6,8,10,12,14,16



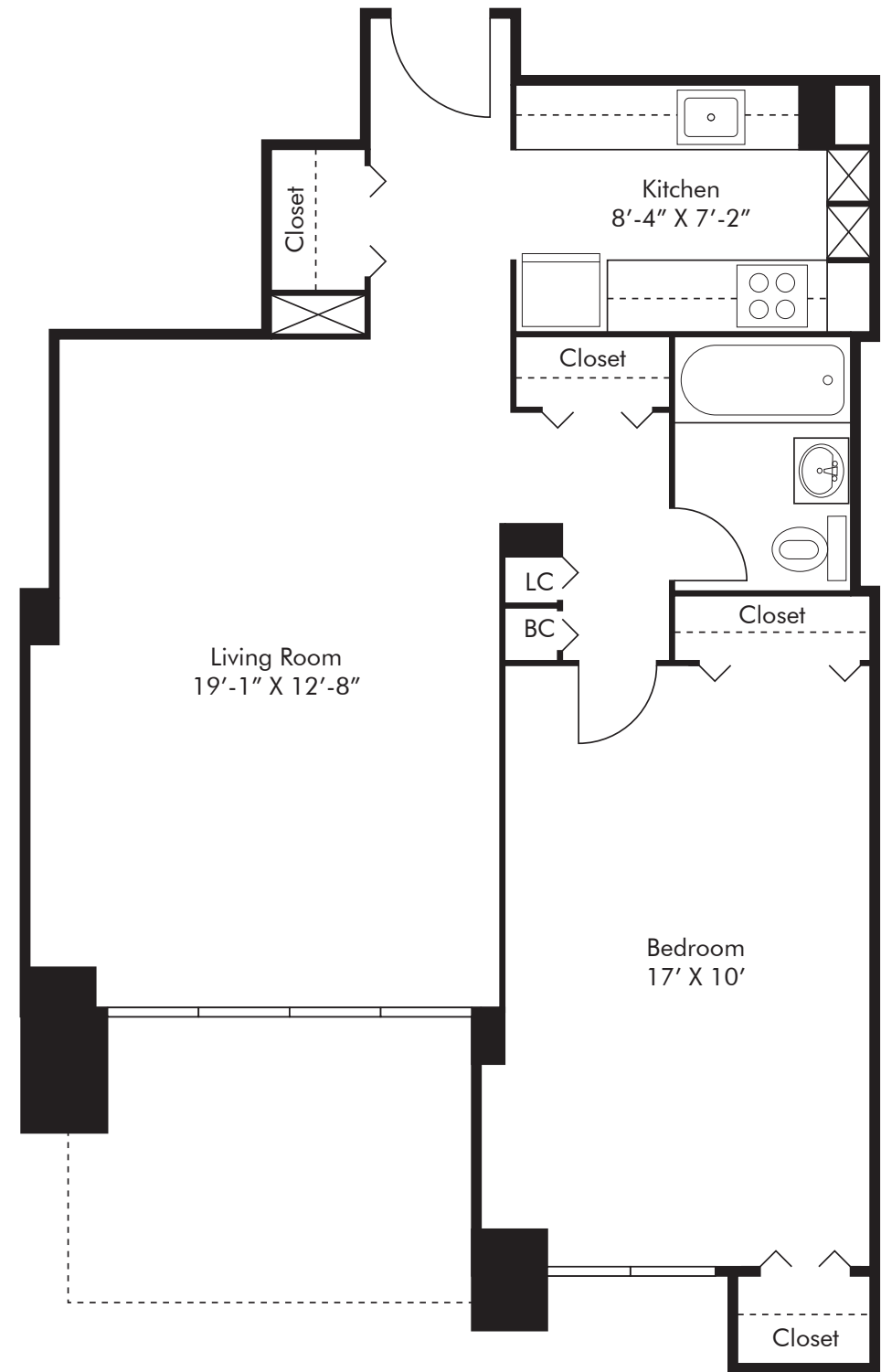
Apartment B

STUDIO
 FLOORS 2-16
 BALCONY ON FLOORS 4,6,8,10,12,14,16



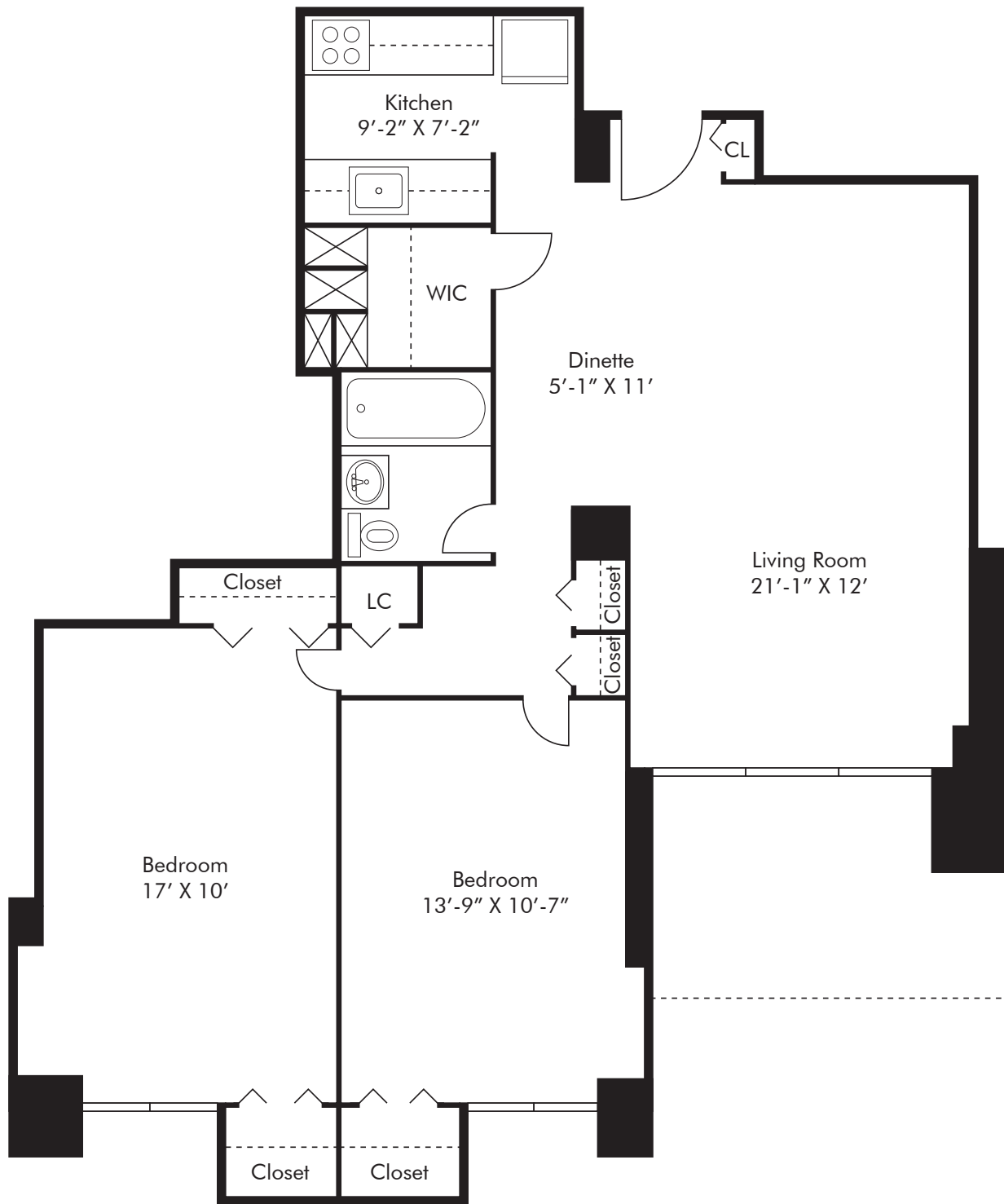
Apartment C

STUDIO
 FLOORS 2-8
 BALCONY ON FLOORS 3,5,7



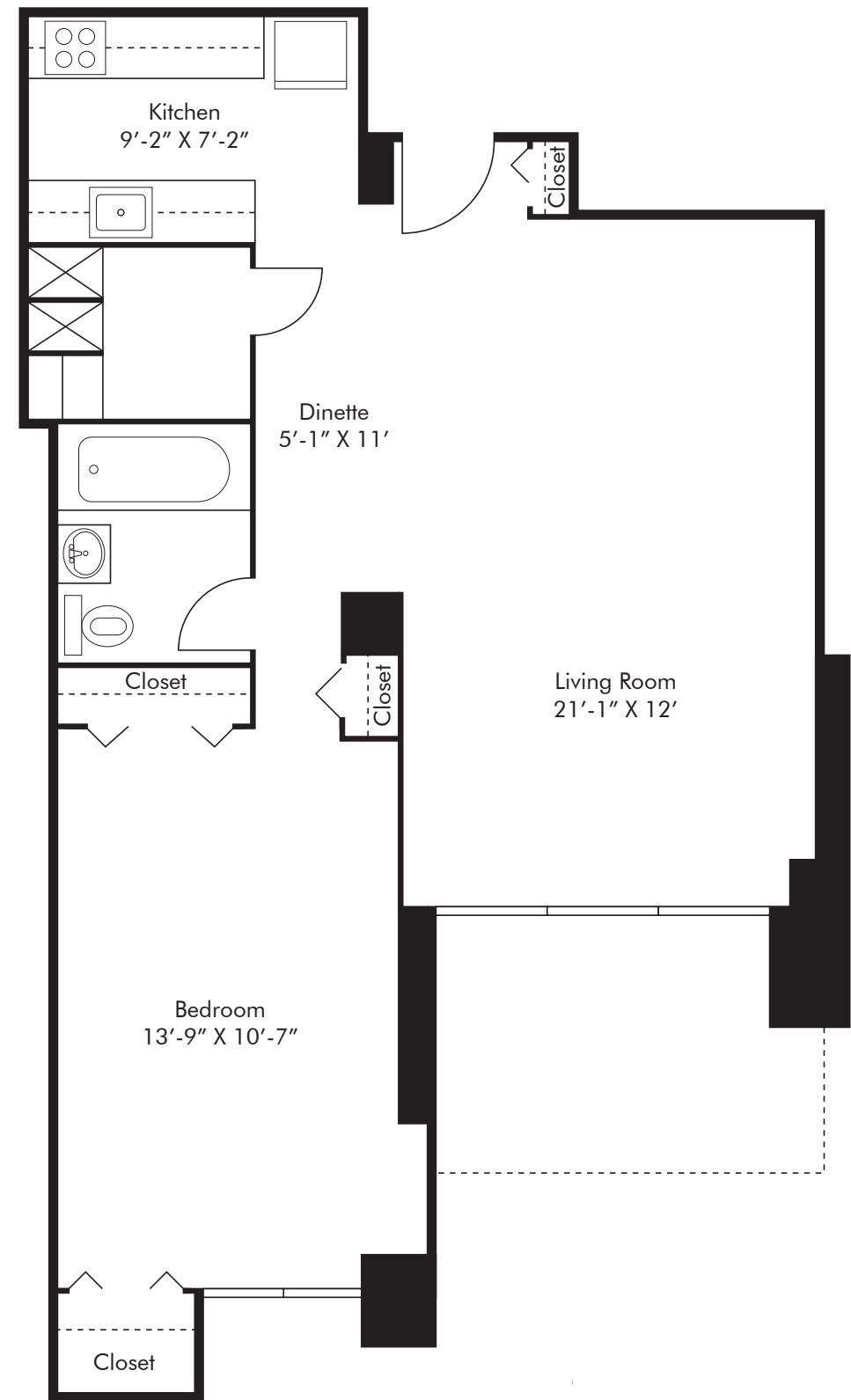
Apartment C

ONE BEDROOM
 FLOORS 9-16
 BALCONY ON FLOORS 9,11,13,15



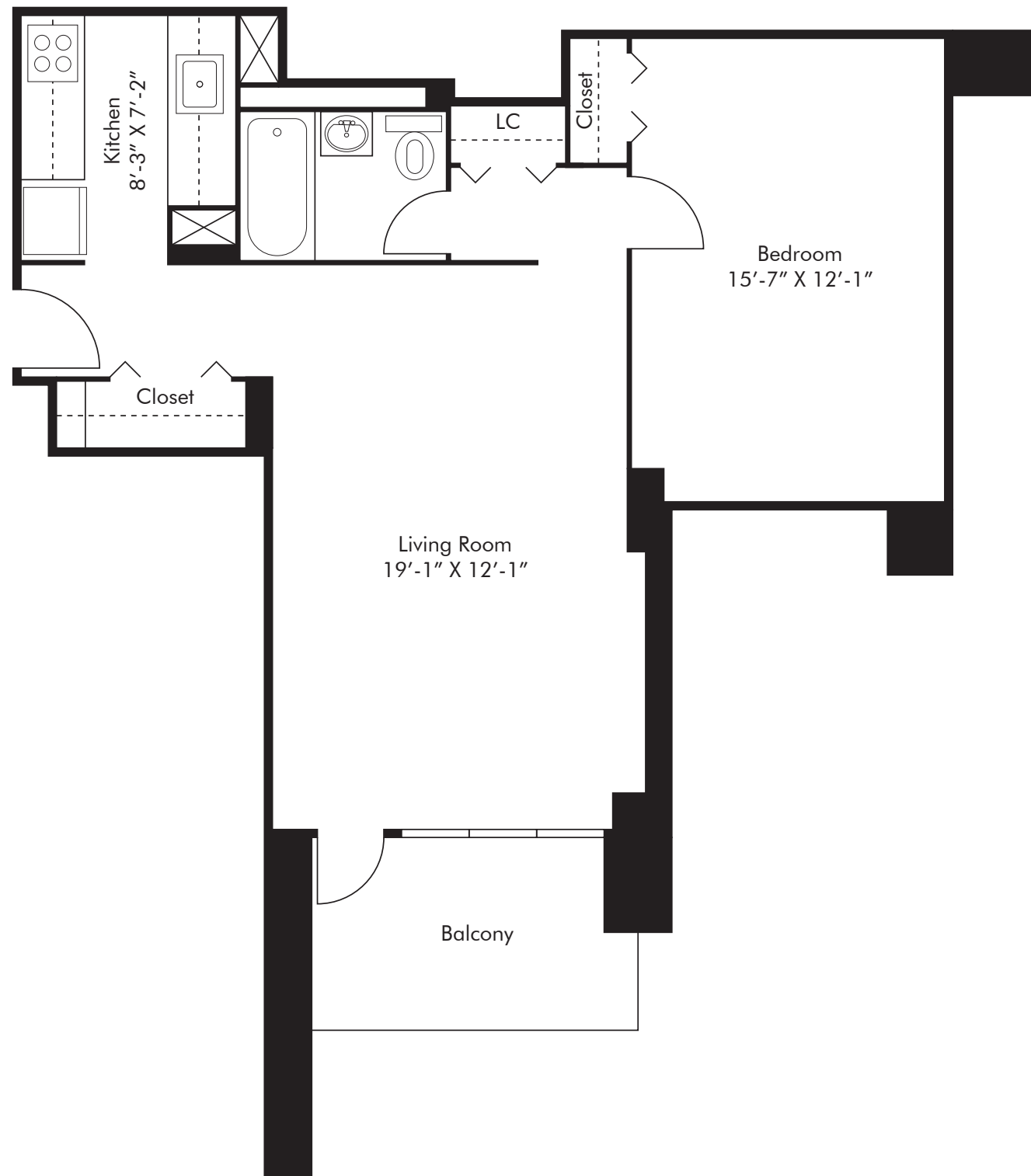
Apartment D

TWO BEDROOMS
 FLOORS 2-8
 BALCONY ON FLOORS 3,5,7



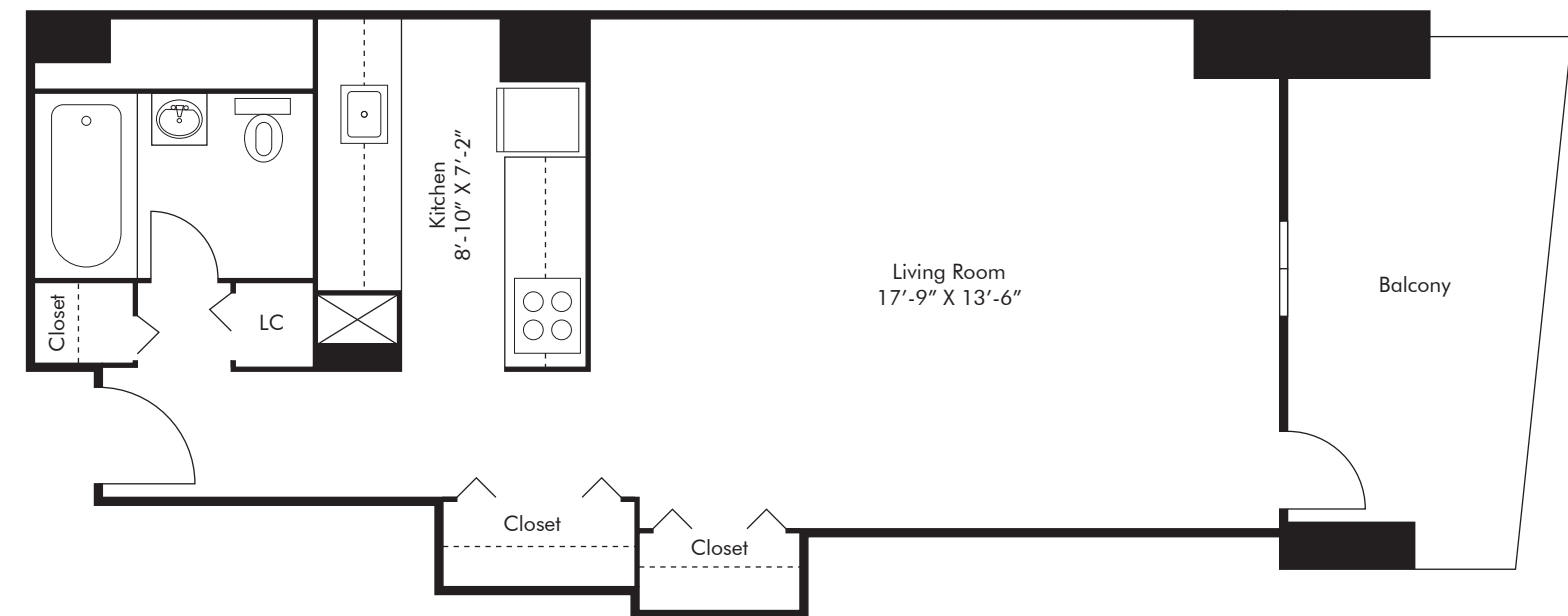
Apartment D

ONE BEDROOM
 FLOORS 9-16
 BALCONY ON FLOORS 9,11,13,15



Apartment E

ONE BEDROOM
 FLOORS 2-16
 BALCONY ON FLOORS 4,6,8,10,12,14,16



Apartment F

STUDIO
 FLOORS 2-16
 BALCONY ON FLOORS 4,6,8,10,12,14,16

SOUTH STREET SEAPORT

The district features some of the oldest buildings in Lower Manhattan, and includes the largest concentration of restored early 19th-century commercial buildings in the city. This includes renovated original mercantile buildings, renovated sailing ships, the former Fulton Fish Market, and modern tourist malls featuring food, shopping, and nightlife. The South Street Seaport Museum was founded in 1967 by Peter and Norma Stanford. When originally opened as a museum, the focus of the Seaport Museum conservation was to be an educational historic site, with shops mostly operating as reproductions of working environments found during the Seaport's heyday.



FULTON STREET STATION

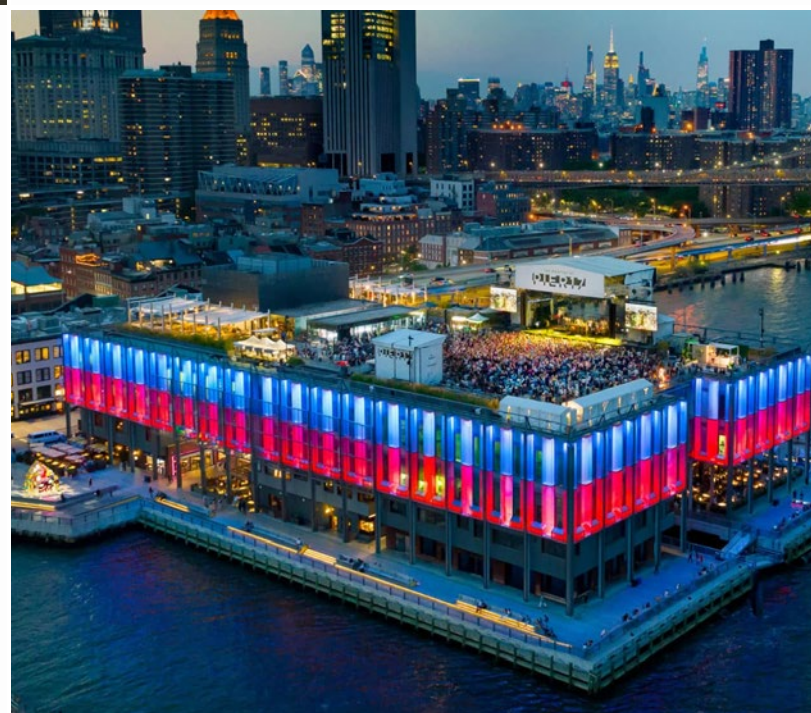
The Fulton Street station is a major New York City Subway station complex in Lower Manhattan. It consists of four linked stations on the IND Eighth Avenue Line, the IRT Lexington Avenue Line, the BMT Nassau Street Line and the IRT Broadway–Seventh Avenue Line. The complex is served by the 2, 4, A, and J trains at all times. The 3, 5, and C trains stop here at all times except late nights, and the Z stops during rush hours in the peak direction. Several modifications have been made to the stations over the years, and they were connected within a single fare control area in 1948. The station was renovated during the 2000s and early 2010s, becoming part of the Fulton Center complex, which opened in 2014.



PIER 17

The Rooftop at Pier 17 is New York City's most scenic concert stage. A dynamic open-air entertainment venue, set five stories above the East River, concert goers annually see their favorite artists within an intimate atmosphere (3,500 capacity), all from a one-of-a-kind rooftop location with direct views of such iconic skyline landmarks as the Brooklyn Bridge, Empire State Building, Statue of Liberty, and One World Trade Center.

The Rooftop at Pier 17, in partnership with exclusive booking partner Live Nation Entertainment, Inc., launched its inaugural Summer Concert Series in 2018 with opening nights from Amy Schumer and Kings of Leon. Following its first concert season, The Rooftop earned multiple accolades, including being named the "Best New Concert Venue" by Pollstar.



WALL STREET

Wall Street is a street in the Financial District of Lower Manhattan in New York City. The term "Wall Street" has become a metonym for the financial markets of the United States as a whole, the American financial services industry, New York-based financial interests, or the Financial District itself. Anchored by Wall Street, New York has been described as the world's principal fintech and financial center.

The Wall Street area is home to the New York Stock Exchange, the world's largest stock exchange by total market capitalization, as well as the Federal Reserve Bank of New York, and several commercial banks and insurance companies. Several other stock and commodity exchanges have also been located in near Wall Street, including the New York Mercantile Exchange and other commodity futures exchanges, along with the NYSE American. To support the business they did on the exchanges, many brokerage firms owned offices nearby.



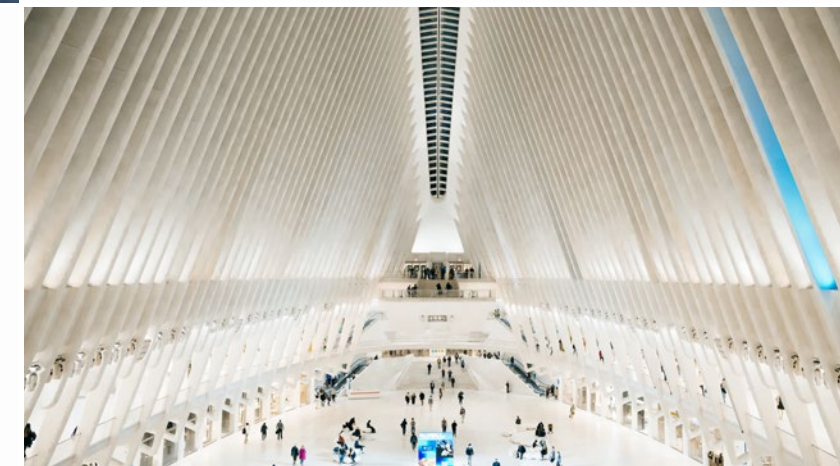
9/11 MEMORIAL

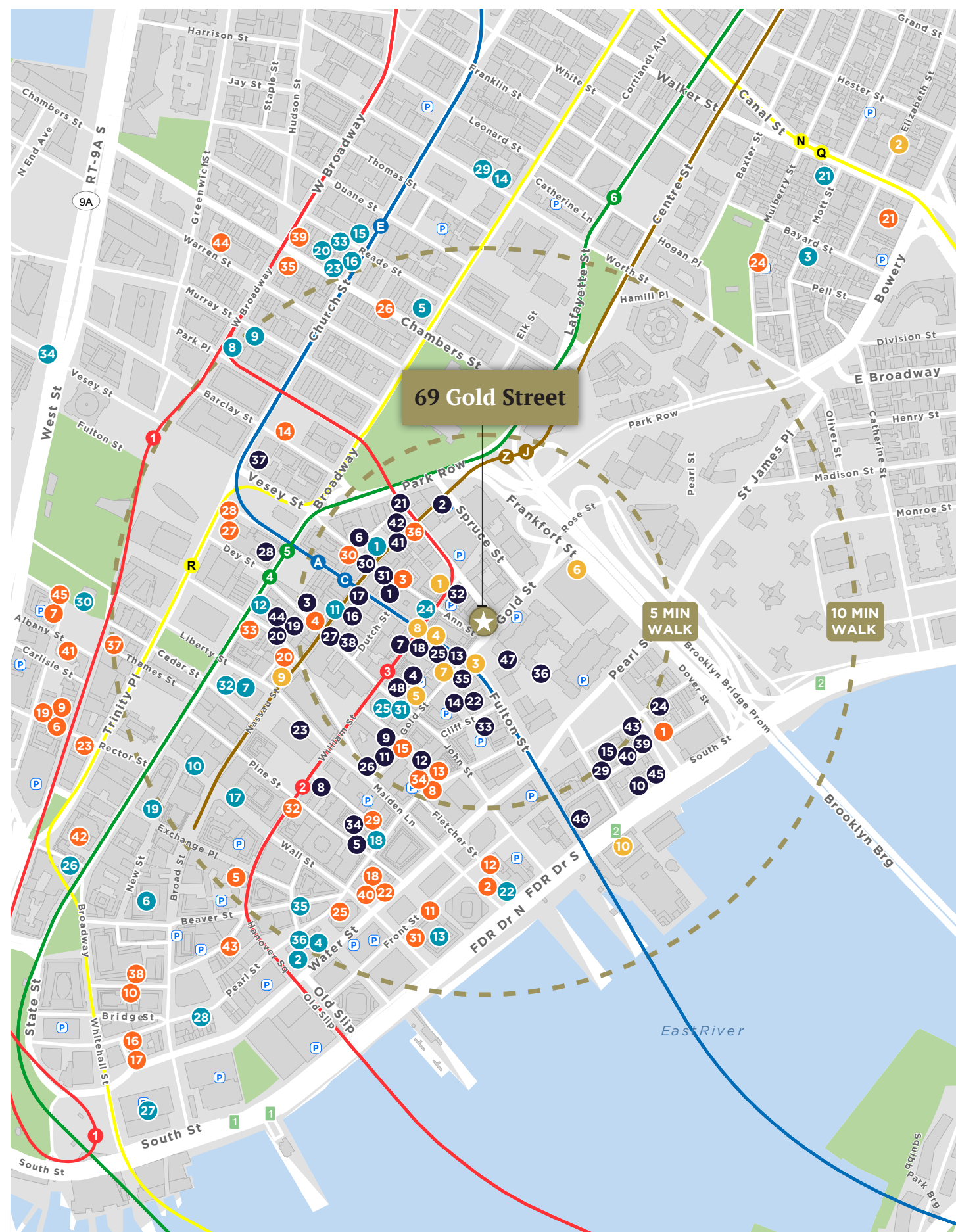
The National September 11 Memorial & Museum is a memorial and museum that are part of the World Trade Center complex. The underground museum has artifacts from September 11, 2001, including steel from the Twin Towers (such as the Last Column, the last piece of steel to leave Ground Zero in May 2002). In December 2011, museum construction halted temporarily due to disputes between the Port Authority of New York and New Jersey and the National September 11 Memorial and Museum Foundation over responsibility for infrastructure costs. The museum would open to the public on May 21, 2014.

A dedication ceremony commemorating the tenth anniversary of the attacks was held at the memorial on September 11, 2011, and it opened to the public the following day. The museum was dedicated on May 15, 2014, with remarks from Mayor of New York City Michael Bloomberg and President Barack Obama. Six days later, the museum opened to the public.

OCULUS

Westfield World Trade Center is a shopping mall at the World Trade Center complex in Manhattan, New York, which is operated and managed by Unibail-Rodamco-Westfield. The mall opened on August 16, 2016, as the largest shopping complex in Manhattan, with 125 retail spaces. It replaced The Mall at the World Trade Center, the underground shopping mall under the original World Trade Center. The Oculus has roughly 365,000 square feet (33,900 m2) of retail space.





HEALTH CLUBS/GYM

- 1 Mercedes Club
- 2 Archstone
- 3 Planet Fitness
- 4 Orangetheory Fitness
- 5 TMPL
- 6 Equinox West 50th Street
- 7 Rezalution Fitness
- 8 Mid City Gym & Tanning
- 9 Your Body Your Machine
- 10 Mark Fisher Fitness

HOTELS

- 1 Ink 48
- 2 Skyline
- 3 Comfort Inn
- 4 Holiday Inn Express
- 5 Five44
- 6 Hampton Inn
- 7 Washington Jefferson
- 8 Manhattan Centre
- 9 The Belvedere
- 10 citizenM
- 11 The Pearl
- 12 CIVILIAN
- 13 Merit
- 14 Mayfair New York
- 15 Hilton Garden Inn
- 16 The Time
- 17 Crowne Plaza
- 18 The Gallivant
- 19 Scherman
- 20 New York Inn
- 21 Hyatt Centric
- 22 Hotel Riu Plaza
- 23 Hotel Edison
- 24 Renaissance New York
- 25 Paramount
- 26 Ramada by Wyndham
- 27 Row NYC
- 28 W New York
- 29 The Times Square Edition
- 30 YOTEL
- 31 InterContinental
- 32 New York Marriott Marquis
- 33 Pod Times Square
- 34 The Westin
- 35 DoubleTree by Hilton Hotel
- 36 Distrikt Hotel
- 37 Hilton

RESTAURANTS

- 1 Ardesia Wine Bar
- 2 SESAMO
- 3 Bulbap Grill
- 4 Tutto Ramen
- 5 Cantina Rooftop
- 6 As Is NYC
- 7 Print
- 8 Empanada Mama
- 9 Chalong
- 10 B Side Pizza & Wine Bar
- 11 Aqua Boil
- 12 Rice X Beans
- 13 Omakase
- 14 Fusion HK Bar and Grill
- 15 Ippudo Westside
- 16 Ponche Taqueria & Cantina
- 17 Landmark Tavern
- 18 Parada 47
- 19 Haswell Green's
- 20 Dolly Varden
- 21 LumLum
- 22 ViV
- 23 Tulcingo Restaurant
- 24 Kohoku-Ku Ramen
- 25 Meske Ethiopian Restaurant
- 26 Anejo
- 27 Mom's Kitchen & Bar
- 28 The Blue Dog Cookhouse & Bar
- 29 Kochi
- 30 Queen of Sheba
- 31 Valla Table
- 32 Pelicana Chicken
- 33 Sushiichi
- 34 Mari
- 35 Lilly's Craft and Kitchen
- 36 The Marshal
- 37 Senza Gluten
- 38 Jasmine's Caribbean Cuisine
- 39 Mémé Mediterranean
- 40 Mercury Bar
- 41 Dutch Freds
- 42 Le Sia
- 43 Chai

- 44 OBAO
- 45 Hold Fast Kitchen & Spirits
- 46 West Side Steakhouse
- 47 Bareburger
- 48 Tasty Hand Pulled Noodles II
- 49 Pio Pio 8
- 50 BarDough
- 51 Le Rivage
- 52 5 Napkin Burger
- 53 Dim Sum Palace
- 54 La Pulperia
- 55 Trattoria Trecolori
- 56 Mama Mia
- 57 Marseille
- 58 Bea
- 59 Gyu-Kaku Japanese BBQ
- 60 Carmine's
- 61 Buena Vista

SHOPPING

- 1 Liberty Cycles
- 2 Columbus Hardware
- 3 Rubber N Road
- 4 Westerly Natural Market
- 5 Westside Home Center
- 6 Fine And Dandy
- 7 Garden Hardware and Supply
- 8 Duane Reade
- 9 Manhattan Eyeworks
- 10 The Salvation Army
- 11 NYC VELO
- 12 Trek Bicycle
- 13 Alcone Company
- 14 LaDuca Shoes
- 15 Esco Drug Company
- 16 Thriftway Pharmacy
- 17 Hardware & Housewares
- 18 Delphinium Home
- 19 ScentElate
- 20 Kiehl's Since 1851
- 21 Target
- 22 Michal Golan
- 23 Bra Tenders
- 24 Domus Unaffected Living
- 25 Simply Natural
- 26 Couture du Jour
- 27 Mattress Firm
- 28 Ring Concierge
- 29 Line Friends

69 Gold Street

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