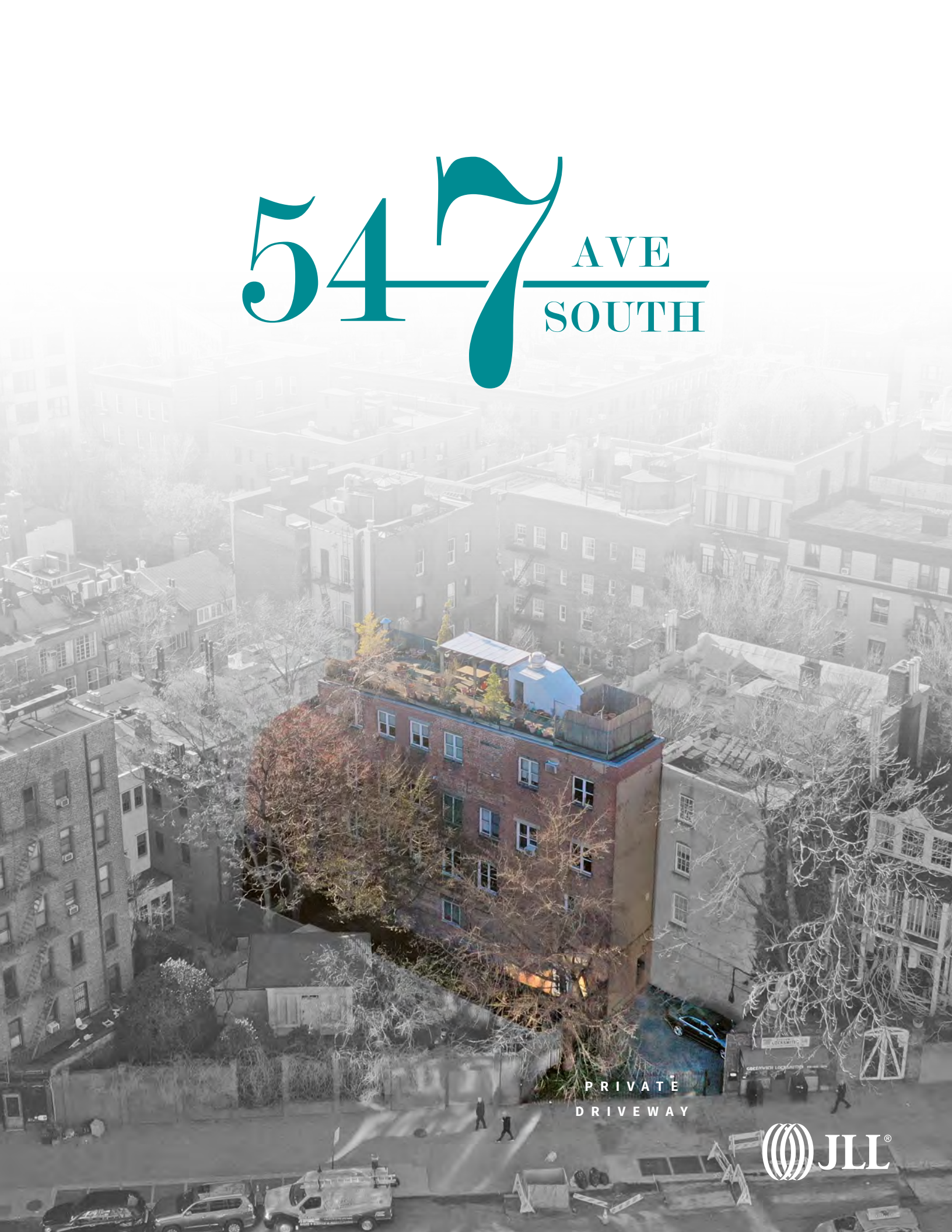


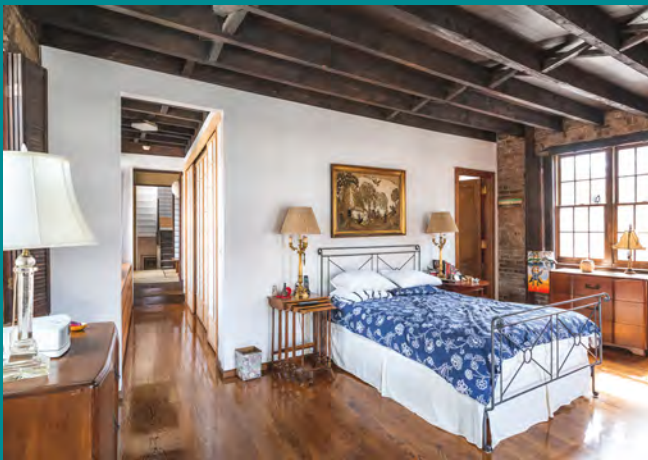
547 AVE SOUTH



PRIVATE
DRIVEWAY



547 AVE SOUTH



ADDRESS

54 Seventh Avenue South, New York, NY 10014

LOCATION

On the west side of Seventh Avenue South between Morton Street and Commerce Street

BLOCK / LOT	STORIES
587 / 36	4

LOT SF	LOT DIMENSIONS
3,512	34' x 103.3'

TOTAL GROSS SF	BUILDING DIMENSIONS
5,715	24.7' x 71.4' (Irr.)

ZONING	HISTORIC DISTRICT
C2-6	Greenwich Village

RESIDENTIAL	COMMUNITY FACILITY	AIR RIGHTS
FAR: 3.44	FAR: 6.5	FAR: 2.0
TOTAL BSF: 12,082	TOTAL BSF: 22,829	TOTAL BSF: 7,024
AIR RIGHTS: 6,367	AIR RIGHTS: 17,114	AIR RIGHTS: 1,309

ASSESSMENT	TAXES
\$89,138	\$18,647

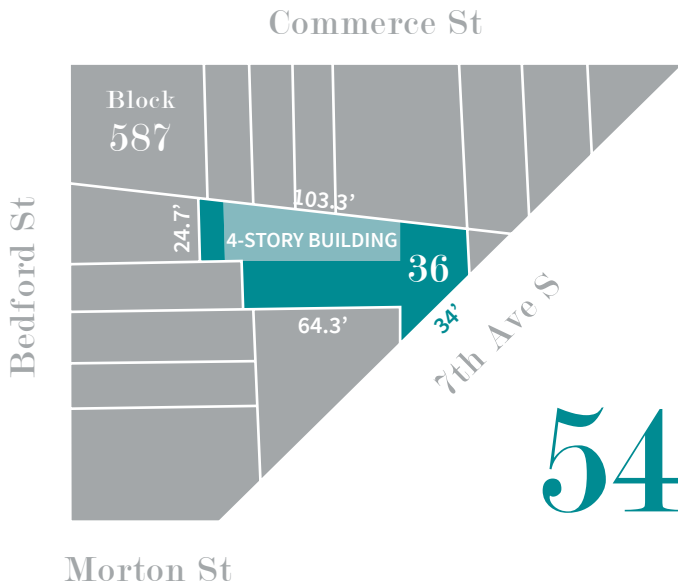
Note: All SF measurements are approximate

JLL has been exclusively retained to market the sale of 54 Seventh Avenue South – a rare West Village opportunity to purchase a 4-story loft building with private two-car driveway and coveted front yard. The property is being offered for sale for the first time in 25 years, and currently consists of a ground floor showroom (zoned use group 6), a floor through second floor apartment and a third and fourth floor residential duplex with roof deck. Sun-soaked with an unparalleled amount of light and air for a historic structure, the building benefits from high ceilings throughout, broad exposure on three sides, and unique character that is synonymous to Greenwich Village. The residential portion of 54 Seventh Avenue South will be delivered vacant and is an ideal opportunity for a buyer seeking a distinct residence or live/work use.

ASKING PRICE: \$11,950,000



Location Highlights



547 AVE SOUTH



PARKS

- 1 Washington Square Park
- 2 The Cage
- 3 MacDougal Alley
- 4 Patchin Place
- 5 Grove Court
- 6 White Columns
- 7 Union Square Park
- 8 James J. Walker Park

DINING & NIGHTLIFE

- 1 Mighty Quinn's Barbeque
- 2 Quality Eats
- 3 Catch
- 4 Coppelia
- 5 Charlie Bird
- 6 4 Charles Prime Rib
- 7 Sushi on Jones II
- 8 Enzo Bruni
- 9 The Spotted Pig
- 10 Formerly Crow's
- 11 Chelsea Market
- 12 Strip House
- 13 Wallflower
- 14 TAO Downtown
- 15 Minetta Tavern
- 16 L'Artusi
- 17 Del Posto
- 18 Blue Ribbon Sushi
- 19 Villa Mosconi
- 20 Cotenna

ENTERTAINMENT

- 1 Cherry Lane Theatre
- 2 Lucille Lortel Theatre
- 3 Players Theatre
- 4 Café Wha?
- 5 The Bitter End
- 6 The Red Lion
- 7 Comedy Cellar
- 8 Whitney Museum
- 9 Westbeth Gallery
- 10 SoHo Playhouse

DEVELOPMENTS

- 1 The Shepard
- 2 The Printing House
- 3 150 Charles St
- 4 802 Greenwich St
- 5 37 W 10th St
- 6 Greenwich Lane Condominiums

SCHOOLS

- 1 St. Luke's
- 2 NYU Stern School of Business
- 3 Pratt School
- 4 Parson's School of Design
- 5 The Cooper Union
- 6 Xavier High School
- 7 Cardozo School of Law
- 8 NYU School of Law
- 9 City & Country School
- 10 Our Lady of Pompeii School



547 AVE SOUTH

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