

# 334 Grand Street





# 334 Grand Street

 Douglas Elliman  
Commercial

# 334 Grand Street, New York City

ALSO KNOWN AS 63 LUDLOW STREET,  
ENJOYING THE BENEFIT AND RARITY OF  
BEING A CORNER PROPERTY, THE BUILDING  
HAS 2 ADDRESSES.



# 334 Grand St.

For Sale \$1 0,750,000



At the Nexus of Art, Fashion, and Innovation stands 334 Grand Street – a strikingly handsome, newly constructed 7-story (8,395 SF) steel, concrete, and brick corner masterpiece. Opportunity for single family residential conversion, multi-use corporate headquarters, or live/work with income.

Set in the vibrant epicenter of the Dimes Square/Orchard Street neighborhood – where cutting-edge retail, world-class dining, and culturally forward-thinking businesses thrive – this is a rare opportunity to command your own future.

Masterfully designed and rebuilt, the property offers:

- Prime corner retail frontage – ideal for a flagship store, café, or design gallery – with steady foot traffic and unmatched visibility.
- Sun-flooded, full-floor lofts with oversized windows, gourmet kitchens, and designer baths – perfect for office, residence, or income-producing use.
- A rare Penthouse triplex crowned with 26 windows and private outdoor spaces on every level, bathed in air and light.

This trophy asset offers flexibility without compromise – live, work, or both; adapt and evolve as your vision grows. Already home to discreet leaders in fashion and titans of industry, 334 Grand Street is a unique, contextually rich offering ready for its next chapter – yours.

# Property Features

**LOCATION:** THE SOUTHEAST CORNER OF GRAND STREET & LUDLOW STREETS.

**BLOCK / LOT:** 408-22

**LOT DIMENSIONS:** 24.5 FT. X 60.08 FT.

**LOT SQUARE FOOTAGE:** 1,472 SQFT.

**BUILDING DIMENSIONS:** 24.6 FT. X 60 FT  
**BUILDING SQUARE FOOTAGE:** 8,395 SQFT (ABOVE GRADE)

**STORIES:** 7

**FLOORS:** 8

**RESIDENTIAL UNITS:** 2

**COMMERCIAL UNITS:** 2

**RETAIL UNITS:** 1

**TOTAL UNITS:** 5

**BALCONY/ TERRACE OUTDOOR SPACE:** 900 SQFT

**GROSS RETAIL GROUND:** 900 RENTABLE SQFT

**GROSS RETAIL CELLAR:** 700 RENTABLE SQFT

**ZONING:** C4-4A

**RESIDENTIAL/COMMERCIAL/ FACILITY FAR:** 4

**AVAILABLE AIR RIGHTS:** OVERBUILT

**TAXES (2025/2026):** \$118,428

**TAX CLASS:** 4

**CERTIFICATE OF OCCUPANCY:** FINAL

**ELEVATOR:** YES (CELLAR TO 6TH FLOOR)

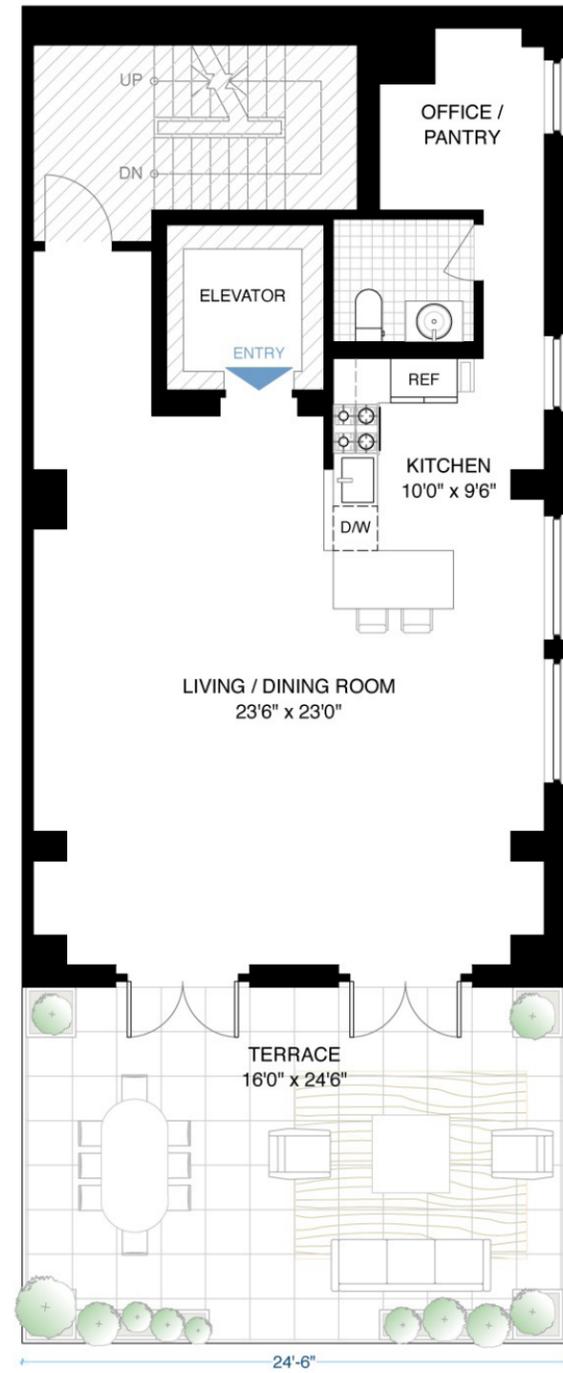
*Note: All square feet measurements are approximate*



# Penthouse Triplex Floors 5-7

APPROX. 2,500 SQFT. PLUS INTERIOR AND 900+ SQFT. OF PRIVATE TERRACES

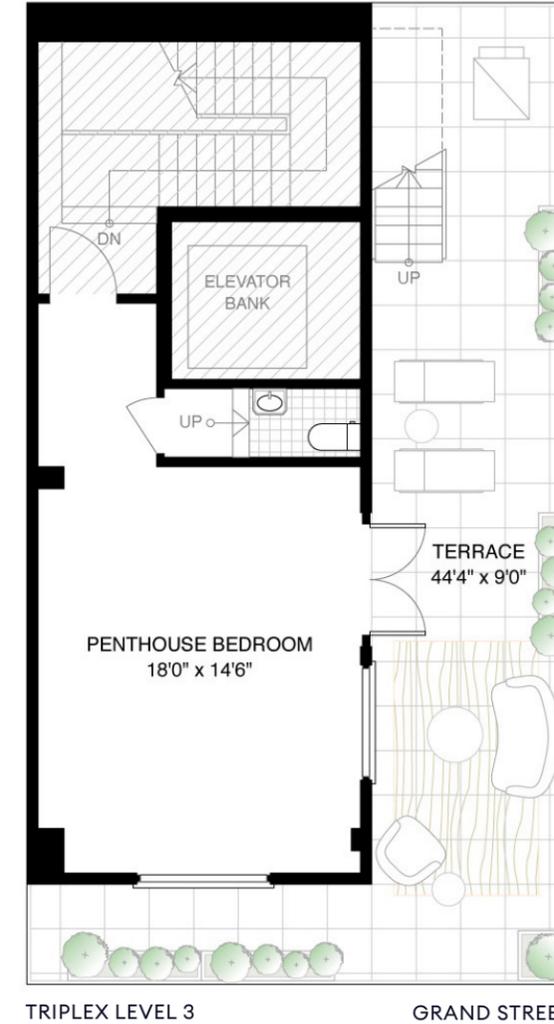
25 Oversized Windows | Full-Floor Layouts | 2 Bedrooms + 2.5 Baths



TRIPLEX LEVEL 1



TRIPLEX LEVEL 2



TRIPLEX LEVEL 3

GRAND STREET

LUDLOW STREET

- Full-floor layouts provide a loft-like flow and endless flexibility
- Thoughtfully designed with 2 spacious bedrooms + and 2.5 designer bathrooms
- Corner living room with dramatic south/east exposures and natural light throughout
- Gourmet open chef's kitchen ideal for entertaining
- Modern-designed bathrooms featuring radiant heated floors, including a spa-style primary bath with claw-foot tub
- Private terraces on three levels for al fresco living
- Perfect for those seeking creative space, autonomy, and high-end living
- Central air & heat



NOTE: ALL AREAS AND DIMENSIONS ARE APPROXIMATE FOR EXACT DIMENSIONS AND SQUARE FOOTAGE OF APARTMENT, YOU MUST HIRE YOUR OWN ARCHITECT OR ENGINEER.





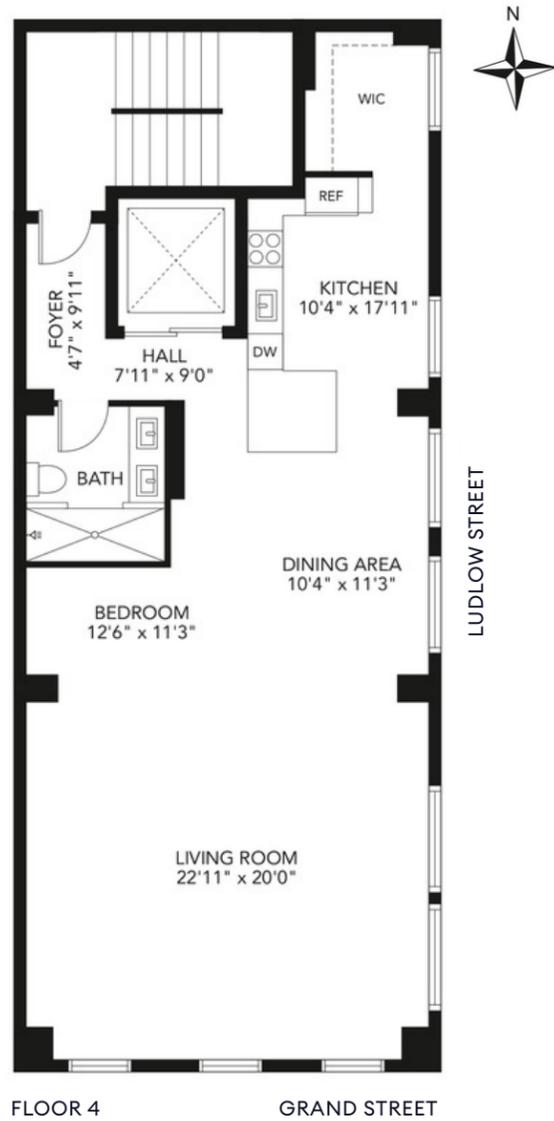
Penthouse *Living*

Penthouse *Bedroom & Kitchen*



# Fourth Floor

APPROX. 1,465 SQFT. (GROSS)



- Private key-locked elevator entry
- Corner unit with 9 oversized windows
- Southern and eastern light
- Open kitchen layout
- Spa-inspired double-shower bathroom
- Central air & heat
- Convertible to a 2-bedroom configuration

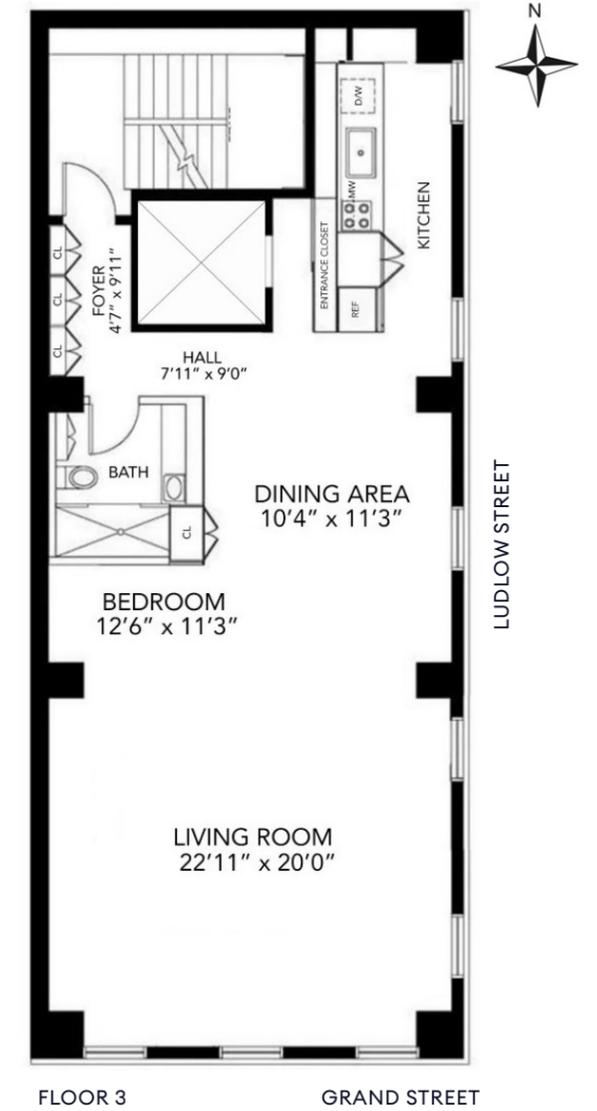


ALL OF THE RENDERINGS AND FLOOR PLANS ARE INTENDED ONLY AS A GENERAL REFERENCE. FEATURES, MATERIALS, FINISHES, LAYOUT AND ACTUAL MEASUREMENTS OF UNIT MAY BE DIFFERENT THAN SHOWN.



# Third Floor

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- Private key-locked elevator entry
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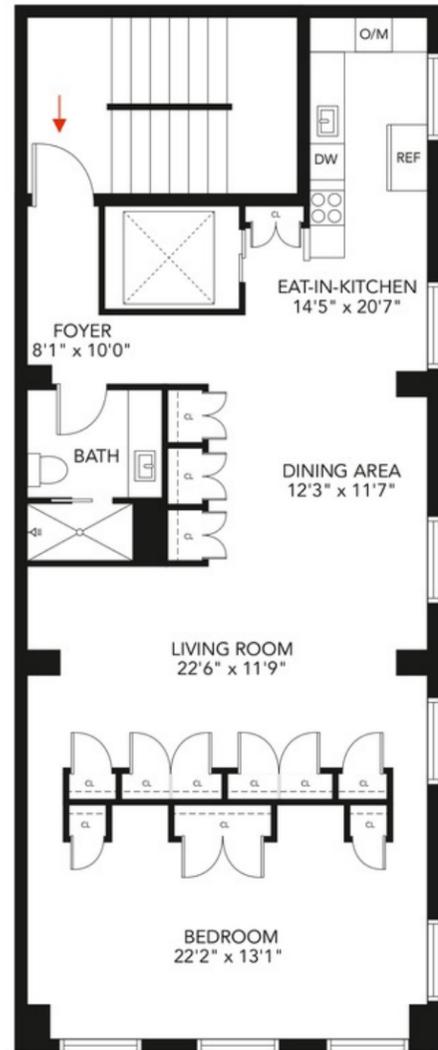
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*Third Floor*

# Second Floor

FULL FLOOR LOFT - APPROX. 1,465 SQFT. (GROSS)



LUDLOW STREET



FLOOR 2

GRAND STREET

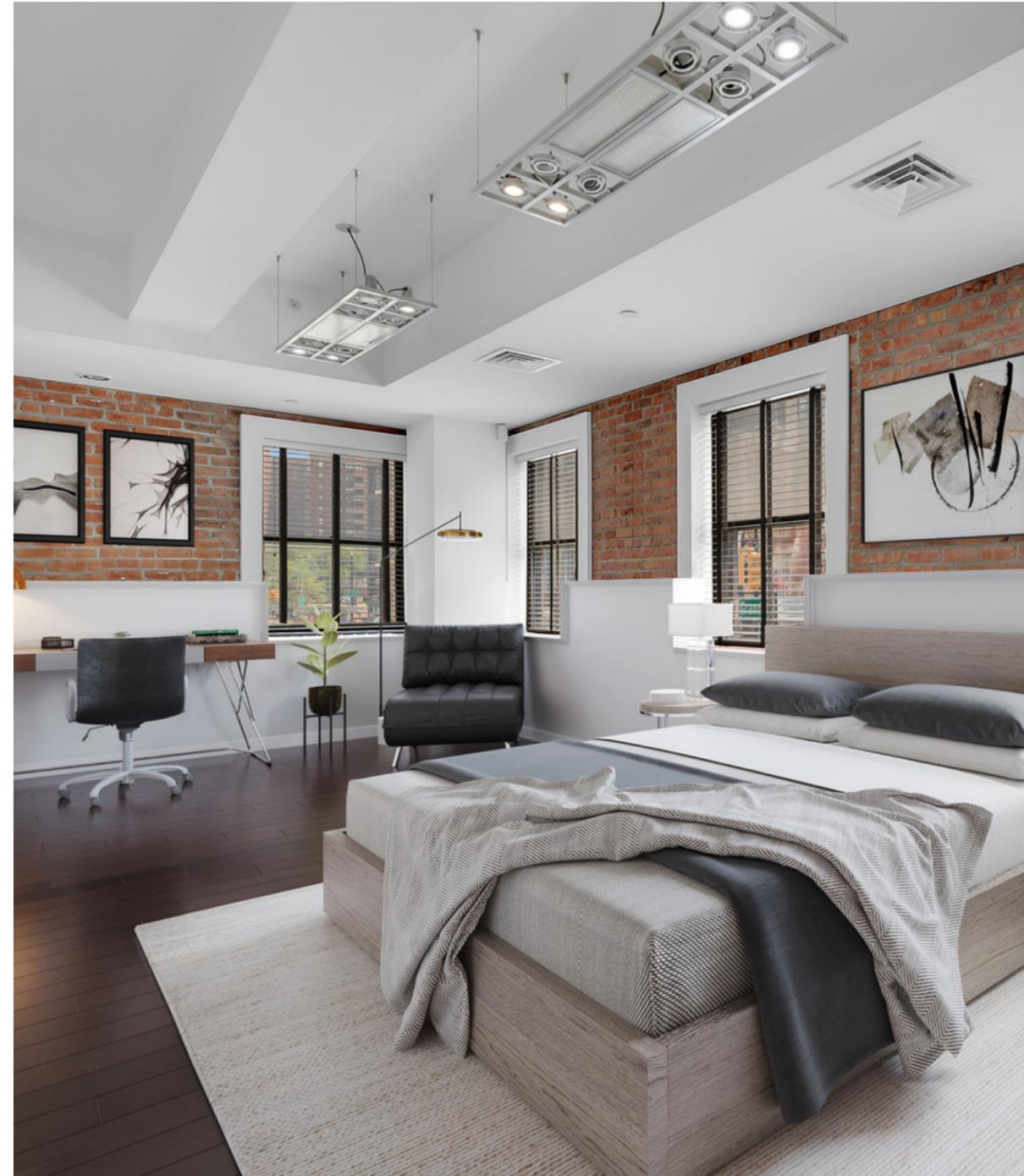
- Designed for comfort and flexibility
- Brick exposure
- Ideal as a rental, extension of the owner's residence, or office.
- Abundant closets
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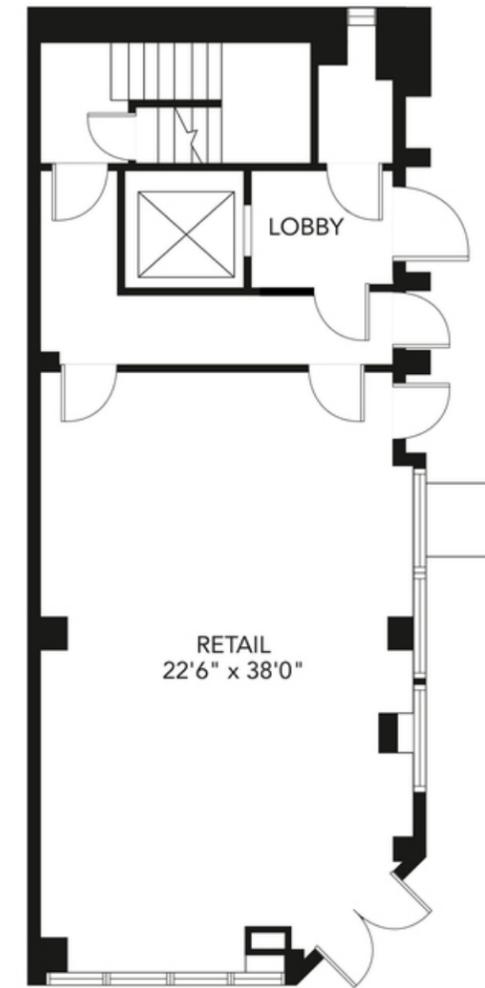


*Second Floor*

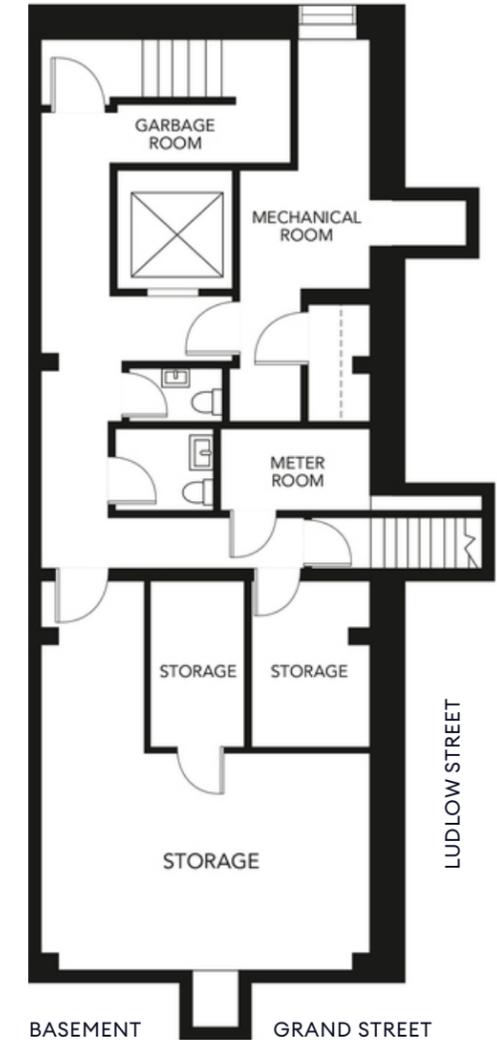


# Ground Retail Space

APPROX. 900 RENTABLE SQFT. (GROUND) & 700 RENTABLE SQFT. (CELLAR)



GROUND FLOOR



BASEMENT GRAND STREET

- Prime corner storefront visibility on Grand Street
- Ideal for boutique, gallery, café, or professional office
- High ceilings and flexible open layout
- Private key entry
- Corner unit with oversized windows
- Southern and eastern light
- Central air & heat
- Convertible configurations
- Two separate entrances

## CELLAR - RETAIL + BUILDING STORAGE USE - APPROX. 1,465 SQFT. (GROSS)

- Ample space for storage, creative use, or business operation
- Easy access from the commercial space

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# Floorplan Overview



## Penthouse Triplex Floors 5-7

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- Full-floor layouts provide a loft-like flow and endless flexibility
- Thoughtfully designed with 2 spacious bedrooms + and 2.5 designer bathrooms
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## Fourth Floor

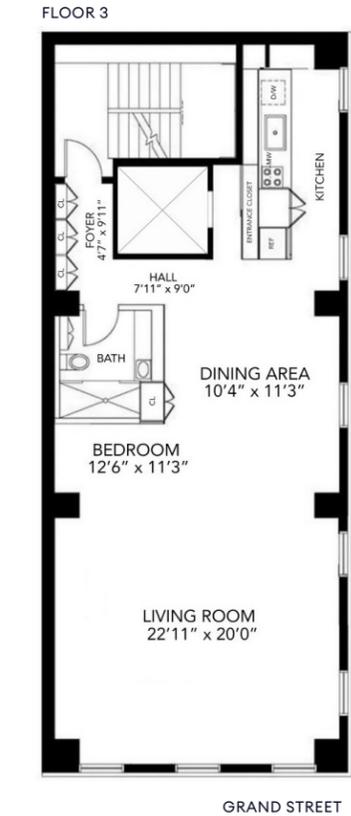
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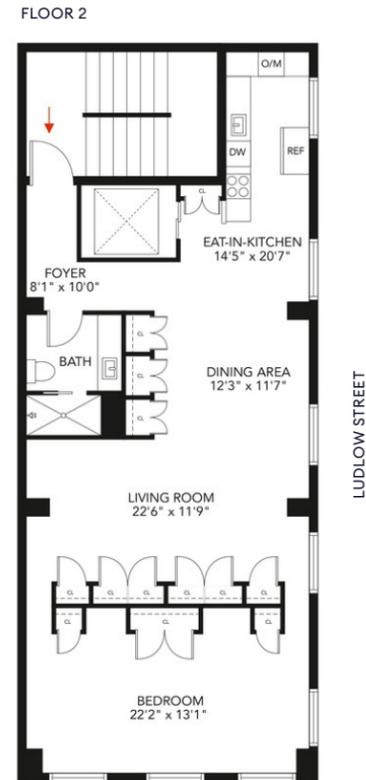


## Floorplan Overview (Cont'd)



### Second Floor

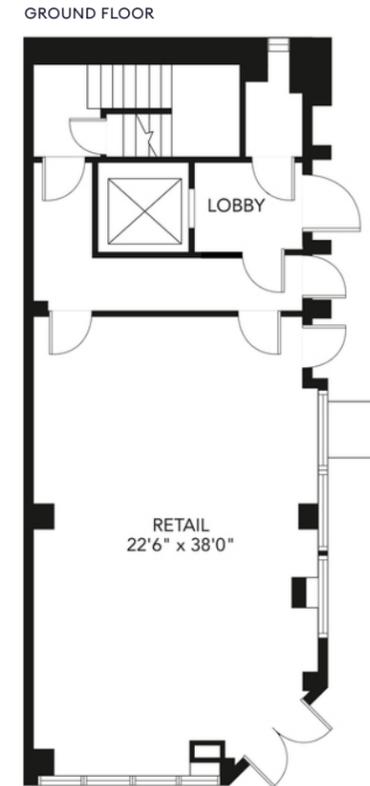
**FULL FLOOR LOFT**  
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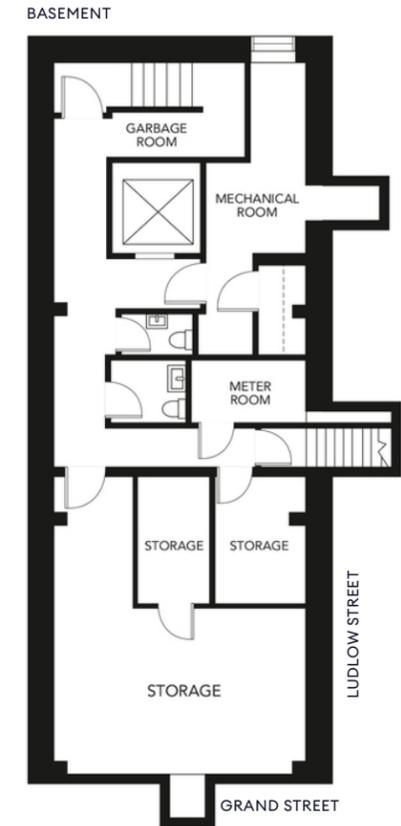
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**CELLAR - RETAIL + BUILDING STORAGE**  
**USE - APPROX. 1,465 SQFT. (GROSS)**

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# Building Rental Income

| UNIT #                                      | APPROX. GROSS AREA(SF) | APPROX. GROSS EXTERIOR AREA(SF) | LEASE EXP. DATE | ACTUAL ANNUAL RENT   | PROFORMA ANNUAL RENT | PROFORMA FURNISHED RENTAL SHORT TERM |
|---|------------------------|---------------------------------|-----------------|----------------------|----------------------|--------------------------------------|
| Penthouse (5,6,7 Floors)<br>\$ 25,000/month | 2,500                  | 900                             | 2/28/2026       | \$165,000            | NA                   | \$ 15,000 - 25,000 /month            |
| 4th Floor<br>\$ 16,000/month                | 1,465                  | 0                               | 06/2026         | \$ 81,180            | \$ 87,600            | \$ 10,000 - 16,000 /month            |
| 3rd Floor<br>\$ 16,000/month                | 1,465                  | 0                               | 06/2026         | \$ 73,800            | \$ 87,600            | \$ 10,000 - 16,000 /month            |
| 2nd Floor<br>\$ 16,000/month                | 1,465                  | 0                               | 06/2026         | \$ 84,000            | \$ 87,600            | \$ 10,000 - 16,000 /month            |
| Retail/Ground                               | 900                    | 0                               | 06/2026         | \$ 67,524            | \$ 144,000           | \$ 144,000                           |
| Retail/Cellar                               | 700                    | 0                               | 06/2026         | Included with Retail |                      |                                      |

**TOTAL GROSS ANNUAL RENTAL INCOME:**

ACTUAL: \$471,504    PROFORMA: \$574,800 - \$1,200,000



|                      |  |
|----------------------|--|
| COMMON ELECTRIC      | (Gas and electric are combined for a total of \$4,600) |
| HEATING FUEL (GAS)   | \$4,600  |
| DEP WATER & SEWER    | \$5,000  |
| PROPERTY INSURANCE   | \$22,000   |
| ELEVATOR             | \$4,500  |
| HVAC MAINTENANCE     | \$750  |
| FIRE ALARM           | \$4,690  |
| TELEPHONE            | \$525  |
| WAGES AND MANAGEMENT | Self-Managed   |

|                                  |                  |
|----------------------------------|------------------|
| TOTAL ANNUAL OPERATING EXPENSES: | \$42,065         |
| 2025/2026 REAL ESTATE TAXES      | \$118,428        |
| <b>TOTAL EXPENSES:</b>           | <b>\$160,493</b> |

Note: All square feet measurements are approximate

## Lower East Side:

### A CULTURAL CROSSROADS

The Lower East Side is Manhattan’s most energy-pulsing neighborhood—where counter-culture, youth culture, and the worlds of art, music, and literature have collided for decades, creating one of the most distinct and internationally recognized communities in the world.

Once gritty streets have transformed into a vibrant mix of heritage and trend. Here, up-and-coming chefs debut inventive restaurants alongside gourmet coffee bars, while restored architectural gems like 9 Orchard (a destination hotel in the former Jarmulowsky Bank) lend a sense of refined tranquility to buzzing city blocks.

The neighborhood is a true microcosm of New York: a richly diverse population of lifelong locals, designers, artists, tech innovators, and professionals, all contributing to the constant hum of creativity and energy just outside your door.

## Why the Lower East Side?

Because it’s not just a neighborhood—it’s a way of life. Rich in history yet constantly reinventing itself, the LES remains at the forefront of New York’s art, fashion, dining, and nightlife scenes. It’s where the city feels most alive.



New York, NY 10002

- |   |  |   |
|---|--|---|
| 1. <b>RUSS &amp; DAUGHTERS CAFE</b> - 127 ORCHARD ST. | 14. <b>ROGUE</b> - 154 ALLEN STREET  | 25. <b>HOLLIS TAGGART GALLERY</b> - 109 NORFOLK ST. |
| 2. <b>DIRT CANDY</b> - 86 ALLEN STREET                | 15. <b>COLBO</b> - 51 ORCHARD ST. <i>(note, name is intentionally spelled with lower case "c")</i> | 26. <b>THE BOWERY BALLROOM</b> - 6 DELANCY ST.      |
| 3. <b>LUDLOW COFFEE SUPPLY</b> - 176 LUDLOW ST.       | 16. <b>TUMBAO</b> - 20 ORCHARD STREET  | 27. <b>DOUBLE CHICKEN PLEASE</b> - 115 ALLEN ST.    |
| 4. <b>ASSEMBLY NEW YORK</b> - 170 LUDLOW ST.          | 17. <b>KOPITIAM</b> - 151 E BROADWAY   | 28. <b>YE'S APOTHECARY</b> - 119 ORCHARD ST.        |
| 5. <b>MORGERNSTERN'S</b> - 2 RIVINGTON ST.            | 18. <b>METROGRAPH</b> - 7 LUDLOW ST.   | 29. <b>SHU JIAO FU ZHOU CUISINE</b> - 295 GRAND ST. |
| 6. <b>EDITH MACHINST</b> - 104 RIVINGTON ST.          | 19. <b>SCARR'S PIZZA</b> - 35 ORCHARD ST.  | 30. <b>HA'S SNACK BAR</b> - 397 BROOME ST.          |
| 7. <b>ESSEX MARKET</b> - 88 ESSEX STREET              | 20. <b>BEAUTY &amp; ESSEX</b> - 146 ESSEX ST.  | 31. <b>CERVO'S</b> - 43 CANAL ST.                   |
| 8. <b>P &amp; T KNITWEAR</b> - 180 ORCHARD ST.        | 21. <b>NEW MUSEUM</b> - 235 BOWERY   | 32. <b>DIMES</b> - 49 CANAL ST.                     |
| 9. <b>PAULA RUBENSTEIN</b> - 195 CHRYSTIE ST.         | 22. <b>INTL. CENTER OF PHOTOGRAPHY</b> - 84 LUDLOW ST.   | 33. <b>LE FRENCH DINER</b> - 188 ORCHARD ST.        |
| 10. <b>THE FRANKIE SHOP</b> - 100 STANTON ST.         | 23. <b>TENEMENT MUSEUM</b> - 103 ORCHARD STREET  | 34. <b>UNA PIZZA NAPOLETANA</b> - 175 ORCHARD ST.   |
| 11. <b>PILGRIM</b> - 70 ORCHARD STREET                | 24. <b>ARLENE'S GROCERY</b> - 95 STANTON STREET  | 35. <b>DHAMAKA</b> - 88 ESSEX STREET                |
| 12. <b>NINE ORCHARD</b> - 9 ORCHARD ST.               |  | 36. <b>KATZ'S DELI</b> - 205 E. HOUSTON ST.         |
| 13. <b>TRADER JOE'S</b> - 400 GRAND ST.               |  |   |

## FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:

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