

● **298 Broome St: Prime
Lower East Side
Opportunity**

A Versatile Commercial & Mixed-Use
Asset

Welcome to 298 Broome St



Prime Lower East Side Location

Situated at 298 Broome St, Manhattan's vibrant core



Versatile Zoning & Usage

C4-4A zoning allows for retail, office, hotel, or mixed-use



Expansive, Flexible Space

Over 6,000 SF across ground, mezzanine, and basement



Attractive to Investors & Realtors

Ideal for those seeking high-potential, adaptable assets

Vibrant Lower East Side Location

Prime Lower East Side Address

Located at 298 Broome St in a dynamic, sought-after area.

Surrounded by Top Destinations

Steps from renowned hotels, restaurants, and nightlife.

Unmatched Urban Convenience

Easy access to amenities and public transportation.



Property Overview & Key Stats

Expansive Lot & Building Size

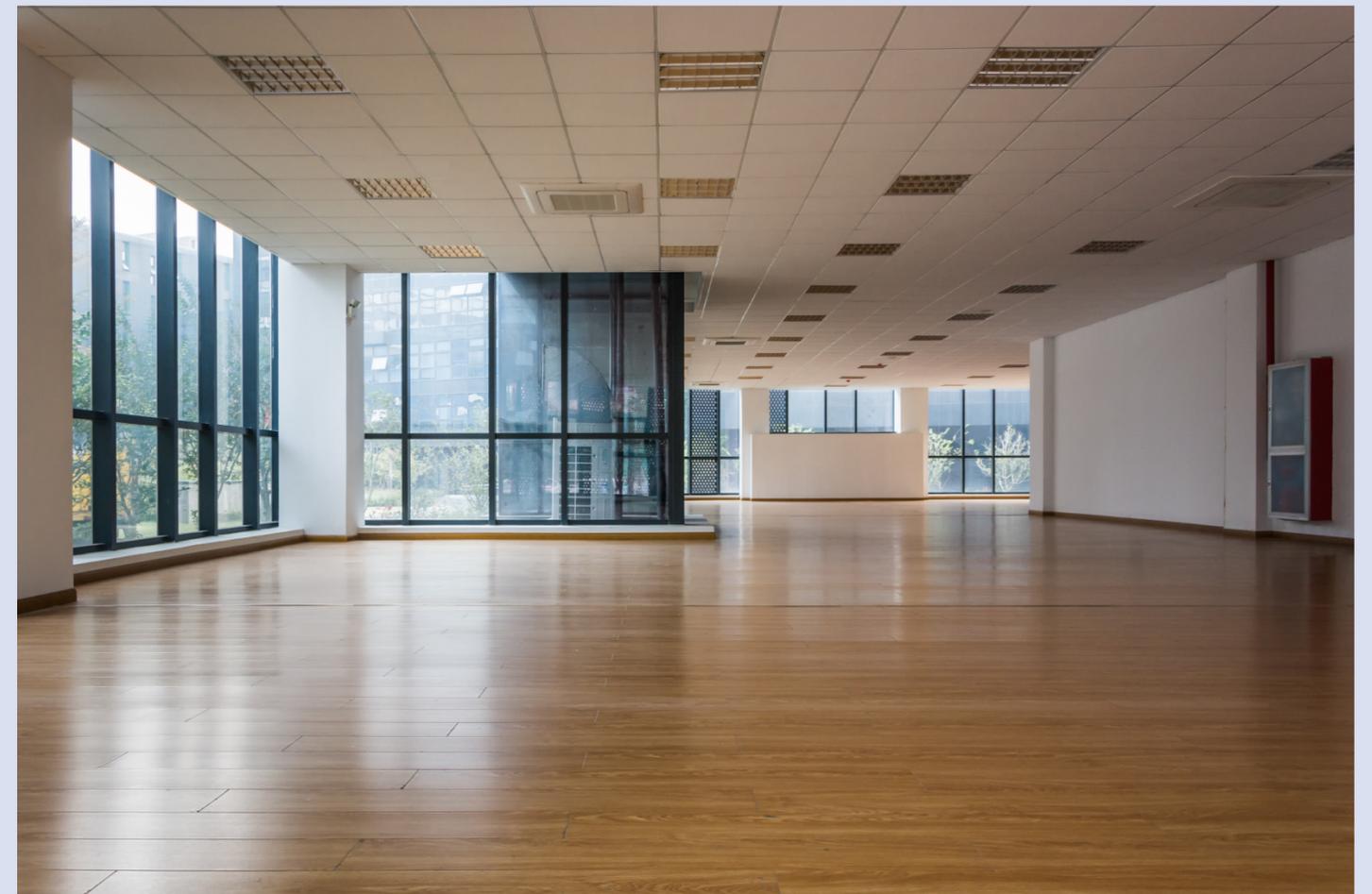
- Lot spans **5,087 sq ft** in prime Lower East Side location.
- Total building area: **6,050 sq ft** (1 floor + mezzanine).

Flexible Floor Plan

- Ground floor offers **5,000 sq ft** of open, adaptable space.
- Mezzanine adds **1,050 sq ft** for offices or creative use.

Additional Value Spaces

- Full-height **5,000 sq ft basement** with dual stair access.
- Clean, flat roof suitable for unique experiences or amenities.



Flexible Zoning & Usage

Versatile Zoning for Growth

C4-4A district supports commercial, community, and residential uses.

Mixed-Use Development Potential

Residential equivalent R7A enables apartments above retail or office.

Preserving Neighborhood Character

Contextual zoning maintains established Lower East Side aesthetics.

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS N.B.#19/86
CERTIFICATE OF OCCUPANCY

BOROUGH **MANHATTAN** DATE: **SEP 14 1990** NO. **96978**
 This certificate supersedes C.O. No. **94752T** ZONING DISTRICT **C6-1**
 THIS CERTIFIES that the new ~~XXXXXXXXXX~~ building premises located at
298 Broome Street N/S Broome 100.34 Block **419** Lot **73 & 74**
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN
Corner Forsythe & Broome
 PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING SHELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	0			8	B-1	Storage
1st Floor	100	20			8	D-1 & B-1	Workshop limited to 400 sq. ft. Lumber storage for water tower, repair.
Mezzanine	50	10			6	E	Offices/mech.

"These premises have been declared one zoning lot consisting of tax lots
73 & 74 as per Sec. 12-10 Z.R."
 "Declaration filed with City Register on May 28, 1986 Reel # 1069 Page#1039

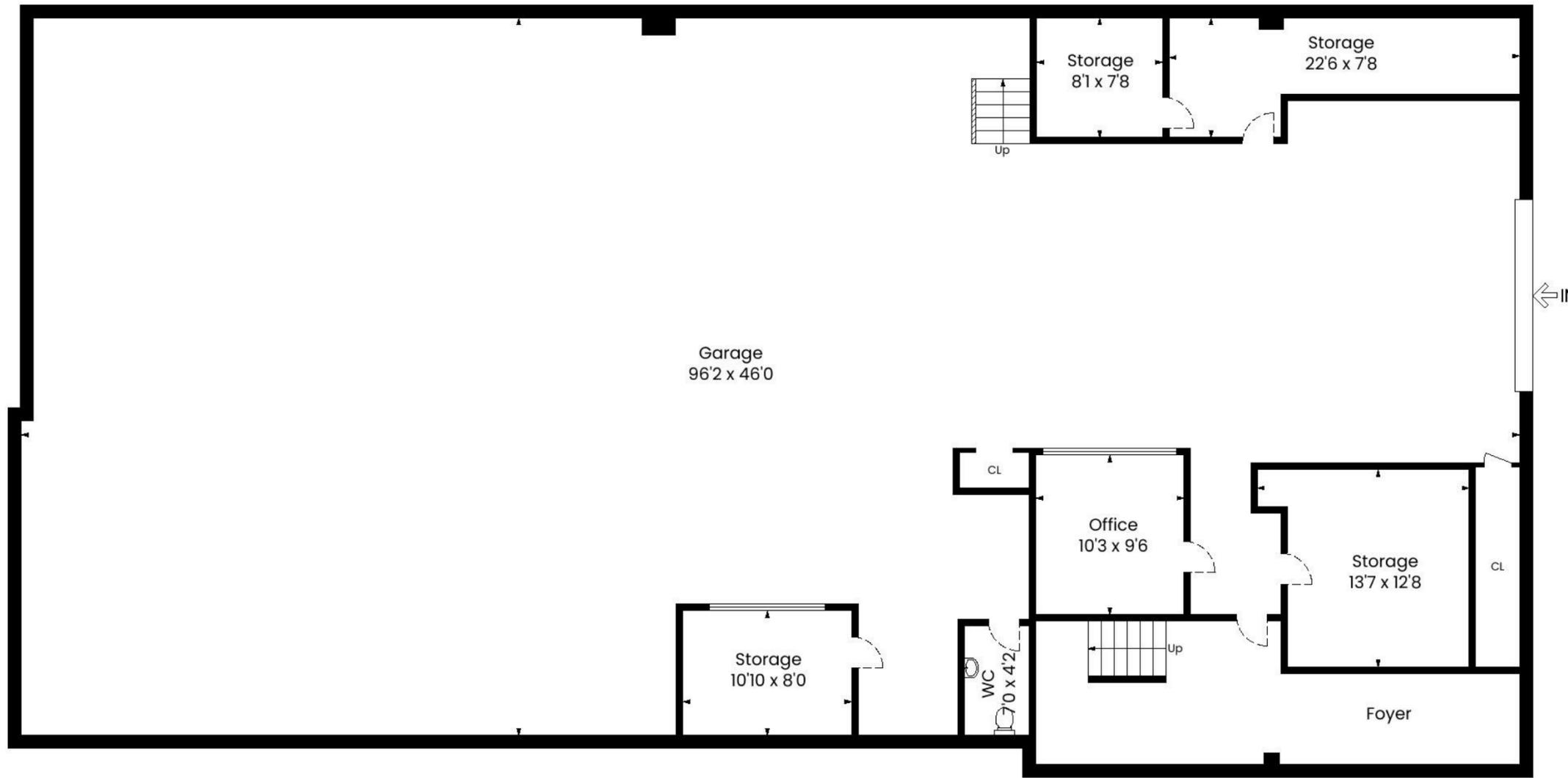
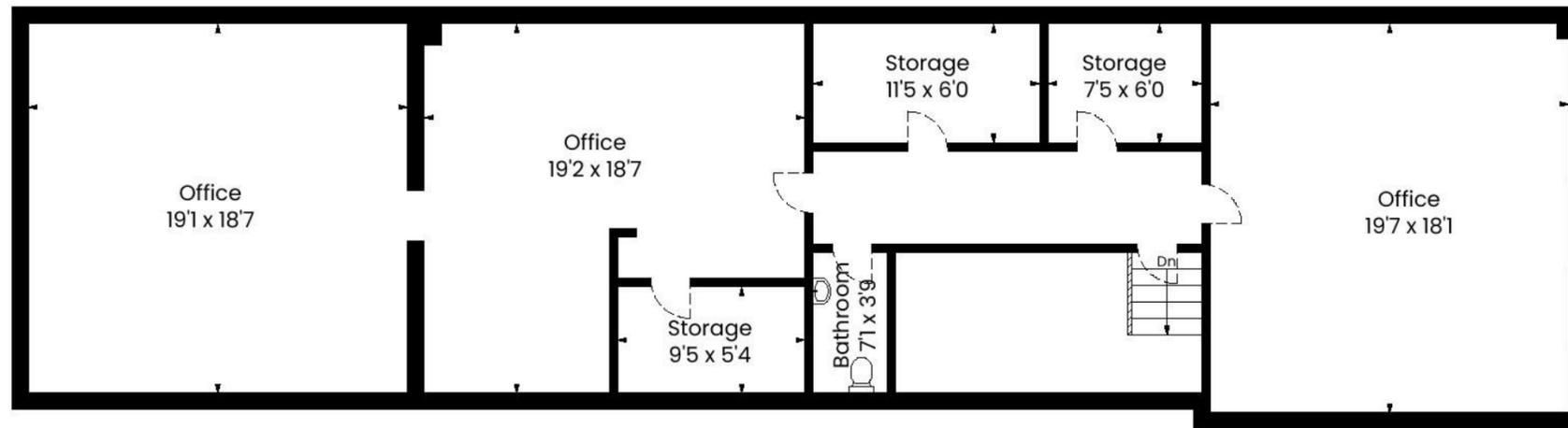
THIS CERTIFICATE OF OCCUPANCY SHALL BE POSTED
 WITHIN THE BUILDING AND SHALL BE SUBJECT TO THE RULES
 OF THE DEPARTMENT OF BUILDINGS AS AMENDED MARCH 31ST, 1965.

OPEN SPACE USES _____
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE

Interior Layout & Features

Area	Size (sq ft)	Primary Function
Ground Floor	5,000	Open area, offices, storage, restrooms
Mezzanine	1,050	Offices, mechanical
Basement	5,000	Full height, storage, access via staircases
Staircases	2 (East & West)	Connect sections and basement



- Door
- █ Thick Wall
- ▭ Window

298 Broome Street
 New York, NY 10002
 0 Bed 11 Bath

Building Compliance & Status

Fully Compliant & Active

No complaints, violations, or litigation on record.

Certificate of Occupancy

Designated for storage, workshop, and office use.

Private Ownership

Not historically rent regulated; exempt from HPD registration.

298 Broome Street, Manhattan, 10002

Generated on 11/07/2025



Building Overview

Building Details

ALSO KNOWN AS
No other PHN's retrieved for this building.

STATUS	REG#	RANGE	BIN	BLOCK	LOT	CENSUS TRACT
Active	0	298-298	1005596	419	73	18
STORIES	A UNITS	B UNITS	CD	CLASS	OWNERSHIP	BUILDING ID
1	0	0	3	N/A	PVT	8665

Building Statistics

COMPLAINTS	VIOLATIONS	BUILDING CHARGES/FEES	LITIGATION
0	0 (A: 0, B: 0, C: 0, I: 0)	0	0
HISTORICALLY RENT REGULATED	ACTIVE LEAD EXEMPTIONS	BED BUGS REPORT FILED	HISTORICAL IMAGE CARDS
No	No	No	Yes
FIREPROOF	ACTIVE VACATE ORDER	TENANT HARASSMENT FINDINGS	CERTIFICATION OF NO HARASSMENT PILOT PROGRAM
No	No	No	No
ALTERNATE ENFORCEMENT PROGRAM (AEP)	UNDERLYING CONDITIONS PROGRAM (UC)	HEAT SENSOR PROGRAM	CERTIFICATION WATCHLIST
No	No	No	No

Neighborhood Highlights



Premier Hotel Options

Stay steps away at NobleDen, The Ludlow, or Nine Orchard.

Culinary Destinations

Savor local flavors at Le Jardin Bistro and Essex.



Vibrant Nightlife & Cafés

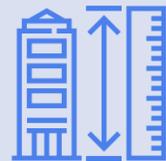
Unwind at Bar Revival, Attaboy, or Ludlow Coffee Supply.

Key Takeaways & Next Steps



Prime Lower East Side Opportunity

Versatile C4-4A zoning supports retail, office, or mixed-use concepts.



Flexible Space & Expansion Potential

6,050 SF above grade plus 5,000 SF full-height basement available.



Attractive to Investors & End-Users

Ideal for those seeking value in a vibrant Manhattan market.



Contact for Details & Tours

R Chris Halliburton at
Compass 917.518.9746

**298 Broome St -LES
NY 10002**

Retail- Residential- Industrial

COMPASS
COMMERCIAL

COMPASS
COMMERCIAL

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New York, New York
Chris Halliburton -
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