

95 ELIZABETH STREET, NEW YORK, NY 10013

EXCLUSIVE OFFERING MEMORANDUM

IPRG



40-Foot Mixed-Use Property in the Heart of Chinatown For Sale

95 ELIZABETH STREET, NEW YORK, NY 10013

**IPRG**

MIXED-USE PROPERTY IN THE HEART OF CHINATOWN

**95 ELIZABETH STREET, NEW YORK, NY 10013**

**40-FOOT MIXED-USE PROPERTY IN THE HEART OF CHINATOWN FOR SALE**

## TABLE OF CONTENTS

**04 INVESTMENT PRICING**

**08 PROPERTY INFORMATION**

**FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS**

|                   |                       |                        |                           |
|-------------------|-----------------------|------------------------|---------------------------|
| <b>Adam Lobel</b> | <b>Zachary Ziskin</b> | <b>Justin Zeitchik</b> | <b>Christian Ingenito</b> |
| Founding Partner  | Partner               | Partner                | Associate                 |
| 718.360.8815      | 718.360.0969          | 718.360.8827           | 718.416.6132              |
| adam@iprg.com     | zachary@iprg.com      | justin@iprg.com        | cingenito@iprg.com        |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

[www.iprg.com](http://www.iprg.com) is not intended to be used as a basis for investment decisions. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

# IPRG

## INVESTMENT PRICING

95 ELIZABETH STREET





**OFFERING PRICE**  
**\$7,950,000**

## INVESTMENT HIGHLIGHTS

26 Apts & 2 Stores  
# of Units

15,600  
Approx. SF

7.32%  
Current Cap Rate

\$283,929  
Price/Unit

\$510  
Price/SF

9.33x  
Current GRM

# IPRG

## PROPERTY INFORMATION

95 ELIZABETH STREET



# 95 ELIZABETH STREET, NEW YORK, NY 10013

40-FOOT MIXED-USE PROPERTY IN THE HEART OF CHINATOWN **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to introduce 95 Elizabeth Street, a 28-unit mixed-use building ideally located between Grand Street and Hester Street at the dynamic intersection of Chinatown and Little Italy.

Rising six stories and encompassing approximately 15,600 square feet, 95 Elizabeth Street is comprised of 26 residential apartments and 2 retail stores. The property offers a stable income stream with potential upside, making it well-suited for investors or owner-users seeking a prime Lower Manhattan asset.

The building measures 40 feet by 80 feet on a 40-foot by 94-foot lot, is zoned C6-2G. Its location provides unmatched accessibility, with nearby access to the 6, J, Z, N, Q, R, W, B, and D subway lines, connecting tenants and visitors to all corners of the city.

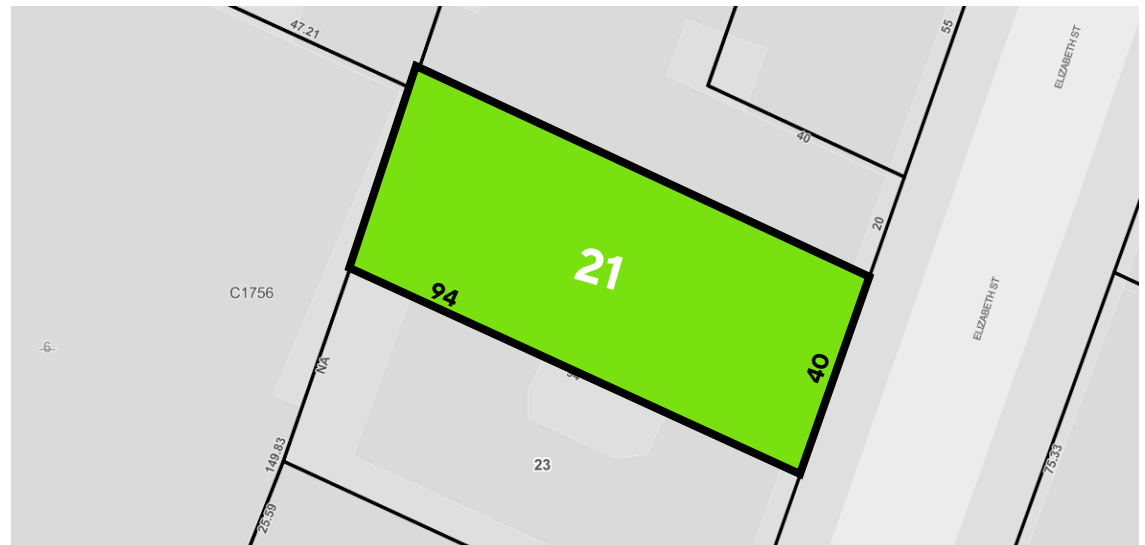
Situated on the border of two of Manhattan's most historic and culturally rich neighborhoods, the property benefits from high foot traffic and a unique blend of old-world charm and urban vibrancy.

95 Elizabeth Street represents a rare opportunity to acquire a well-located, income-generating property with long-term growth potential in one of Manhattan's most iconic and evolving districts.

## BUILDING INFORMATION

|                           |                              |
|---------------------------|------------------------------|
| BLOCK & LOT:              | 238-21                       |
| NEIGHBORHOOD:             | Chinatown                    |
| CROSS STREETS:            | Grand Street & Hester Street |
| BUILDING DIMENSIONS:      | 40 ft x 80 ft                |
| LOT DIMENSIONS:           | 40 ft x 94 ft                |
| # OF UNITS:               | 26 Apts & 2 Stores           |
| APPROX. TOTAL SF:         | 15,600 SF                    |
| ZONING:                   | C6-2G, LI                    |
| FAR:                      | 6.5                          |
| TAX CLASS / ANNUAL TAXES: | Tax Class 2 / \$111,533      |

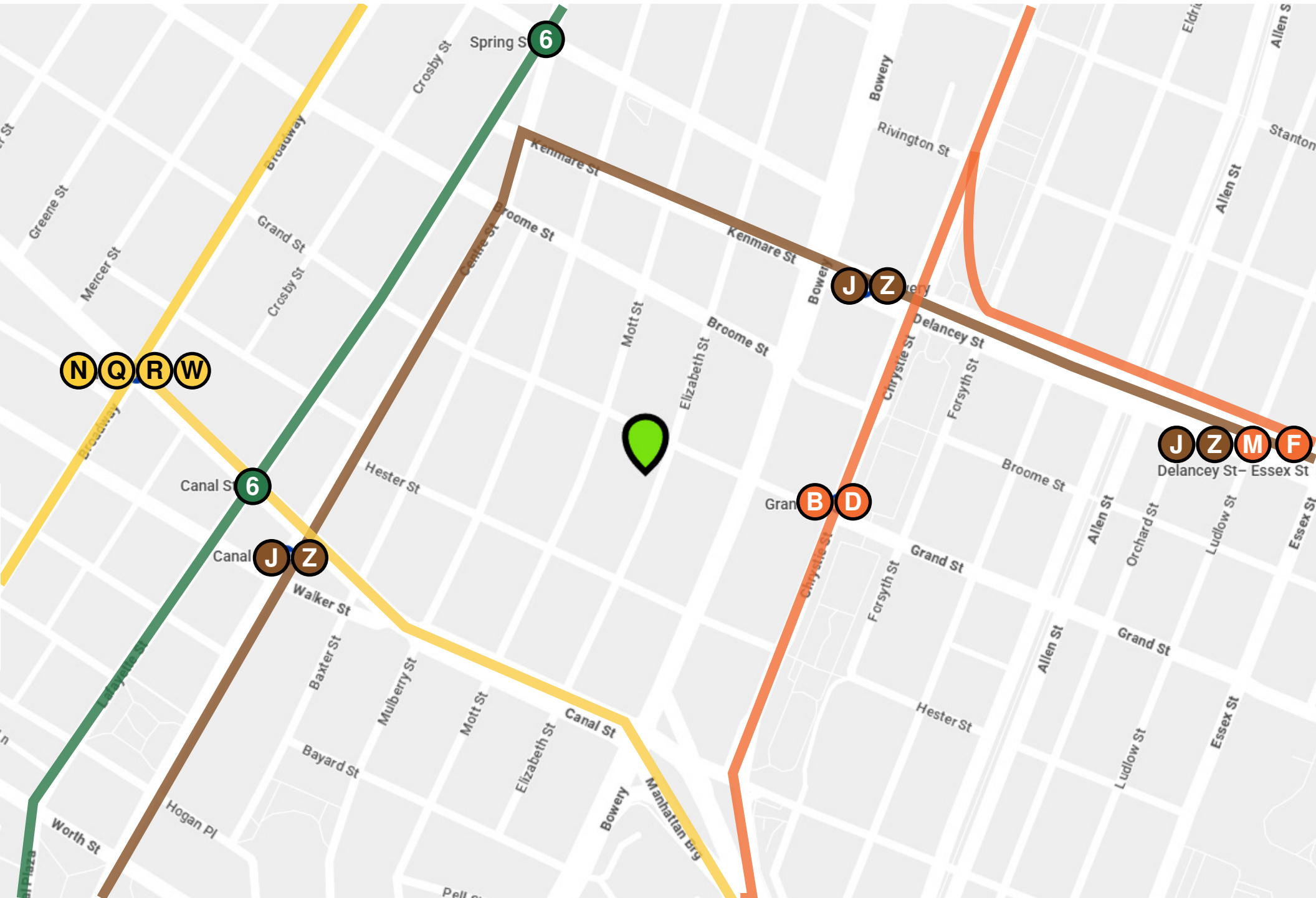
## TAX MAP



# 95 ELIZABETH STREET, NEW YORK, NY 10013

40-FOOT MIXED-USE PROPERTY IN THE HEART OF CHINATOWN **FOR SALE**

PROPERTY MAP



# 95 ELIZABETH STREET, NEW YORK, NY 10013

40-FOOT MIXED-USE PROPERTY IN THE HEART OF CHINATOWN **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



# IPRG

**95 ELIZABETH STREET, NEW YORK, NY 10013**  
40-FOOT MIXED-USE PROPERTY IN THE HEART OF CHINATOWN FOR SALE

## FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

**Adam Lobel**

Founding Partner

718.360.8815

[adam@iprg.com](mailto:adam@iprg.com)

**Zachary Ziskin**

Partner

718.360.0969

[zachary@iprg.com](mailto:zachary@iprg.com)

**Justin Zeitchik**

Partner

718.360.8827

[justin@iprg.com](mailto:justin@iprg.com)

**Christian Ingenito**

Associate

718.416.6132

[cingenito@iprg.com](mailto:cingenito@iprg.com)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.