

160 SEVENTH AVE S



CONFIDENTIAL OFFERING MEMORANDUM

160 SEVENTH AVE S

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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 160 Seventh Avenue South, a turnkey retail condominium located on the west side of Seventh Avenue South between Perry Street and Charles Street in the West Village neighborhood of Manhattan. The property spans approximately 3,068 gross square feet across a ground floor vestibule and meticulously designed lower level space.


The West Village is one of Manhattan’s most prestigious and enduringly desirable neighborhoods, celebrated for its historic townhouses, tree-lined streets, and vibrant yet intimate village-like character. The area offers an exceptional blend of high-quality residential living, acclaimed dining, boutique shopping, wellness studios, and cultural destinations. Residents and visitors enjoy access to some of the city’s most prominent restaurants, independent retailers, neighborhood cafés, and fitness concepts. Additionally, 160 Seventh Avenue South benefits from proximity to multiple transportation options, including the 1, A, C, E, B, D, F, and M subway lines, as well as several major bus routes and Citi Bike stations.

This is a compelling opportunity that appeals to both investors and users. For investors, 160 Seventh Avenue South provides the chance to acquire a boutique retail asset in one of Manhattan’s most supply-constrained, stable, and high-demand retail corridors. For users, the property offers a rare opportunity to establish a presence in a prestigious, high-visibility location with consistent foot traffic from local residents, destination diners, and visitors. The space is well-suited for a variety of uses, including retail, salon, specialty food, fitness, health & wellness, professional services, and more. Its flexible layout and strong neighborhood fundamentals create an ideal setting for businesses looking to serve the West Village’s affluent and diverse customer base.


INVESTMENT HIGHLIGHTS




DELIVERED VACANT




± 3,068 GROSS SQUARE FEET




ADA COMPLIANT



**HIGH CEILING HEIGHTS
13' 6"**



USER OR INVESTMENT OPPORTUNITY



BETWEEN TWO PRIME WEST VILLAGE CORRIDORS
(7TH AVE S & WAVERLY PL)

ASKING PRICE
\$2,750,000



PROPERTY INFORMATION

LOCATION

Address: 160 7th Avenue South #B
New York, NY 10014

Block & Lot: 612 - 1023

BUILDING INFORMATION

Property Type: Retail Condo

Stories: Ground Floor Vestibule & Lower Level

Ground Floor SF: 3,068 SF (approx. per floor plans)

Ceiling Heights: 13' 6" Lower Level /
11' 1" Ground Floor Vestibule

ZONING / UNIT INFORMATION

Zoning: C2-6 / R72

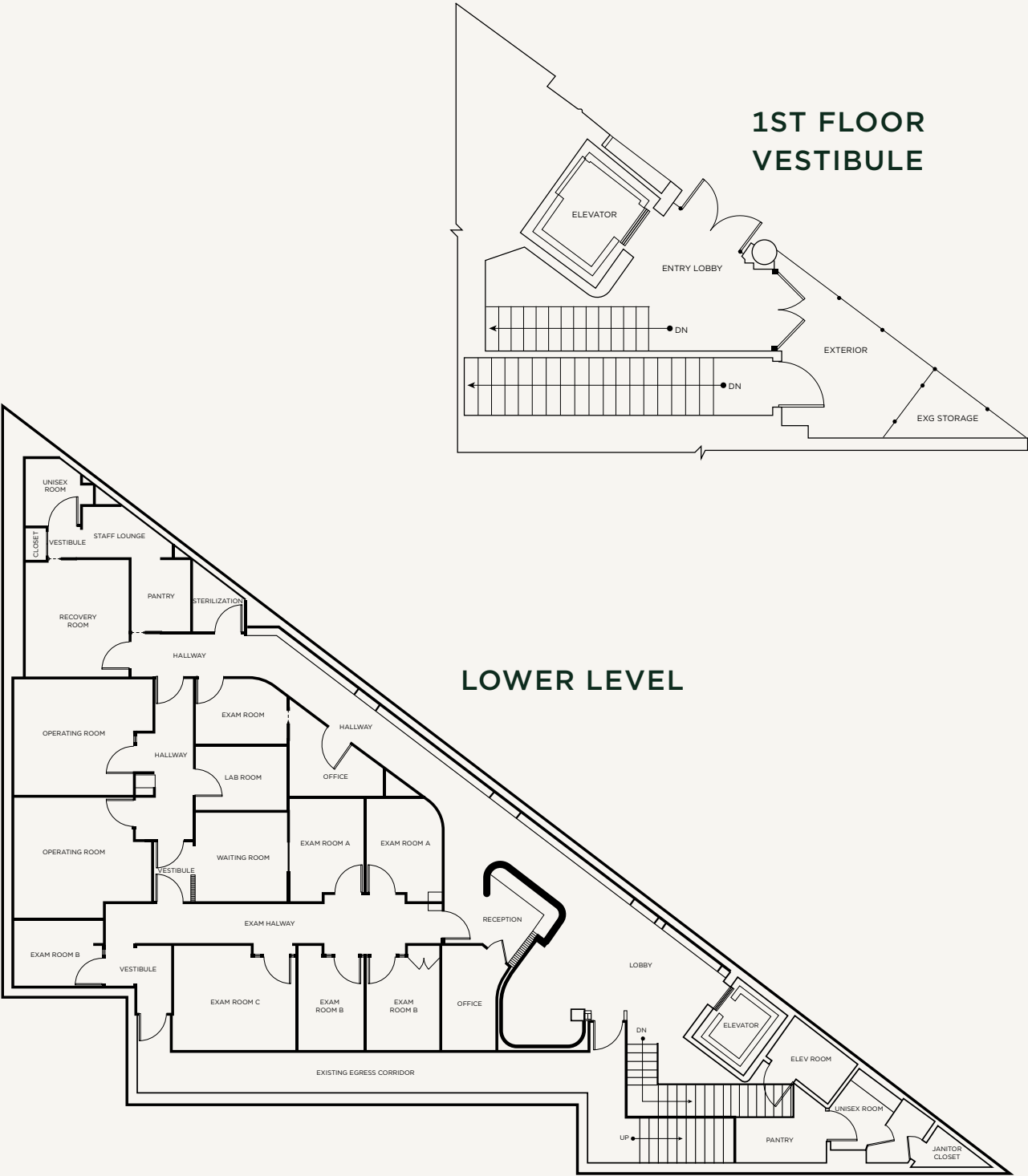
Use Group: 4

UNIT FINANCIAL INFORMATION (25/26)

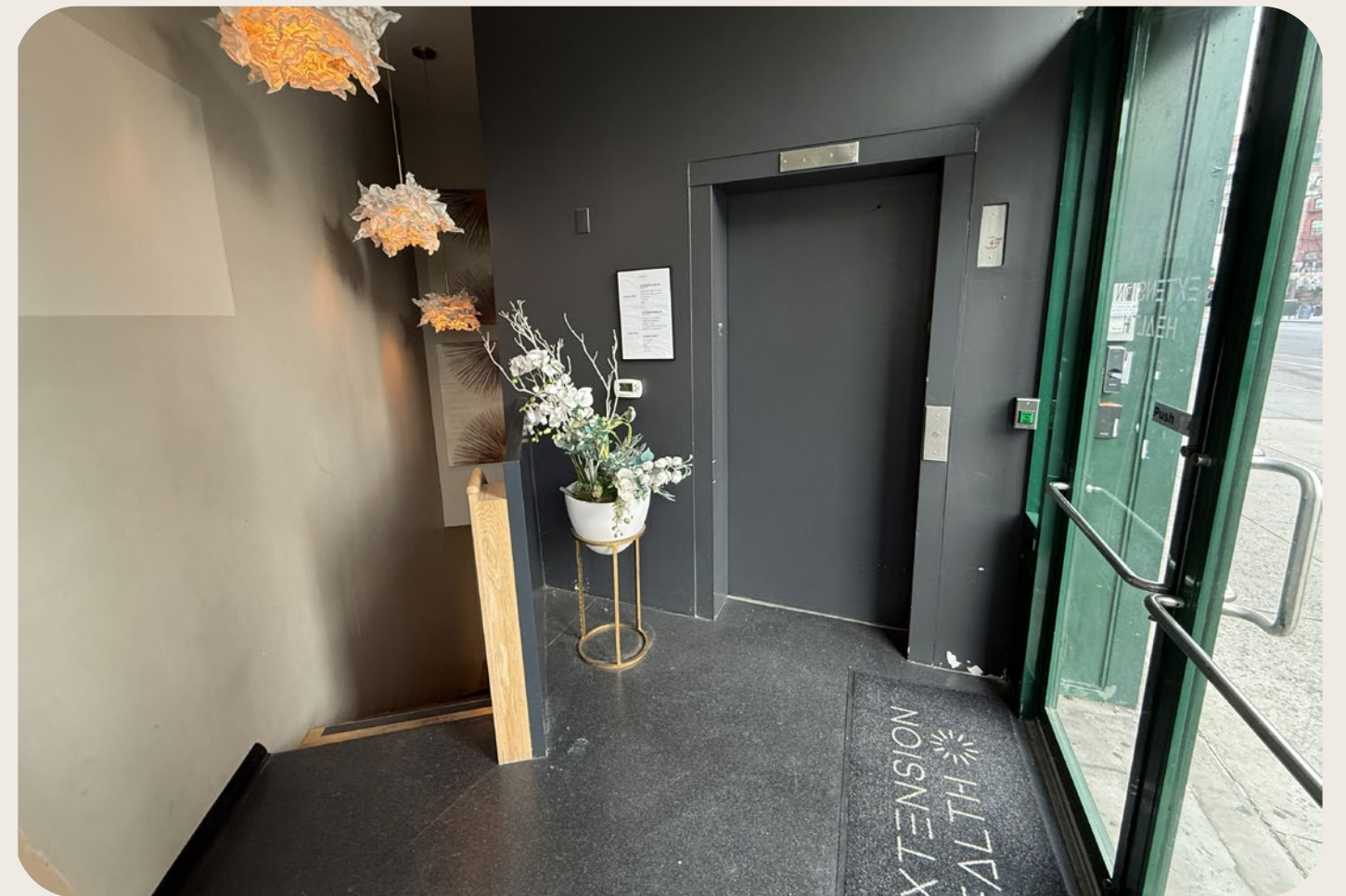
Actual Common Charges: \$5,002

Annual Taxes: \$63,388

FLOOR PLANS



UNIT PHOTOS



TAX BILL

NYC

Department of Finance

November 15, 2025

22 Perry st Facility Management L.L

160 7 Avenue South Apt B

1-00612-1023

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Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$33,510.59
AMOUNT DUE BY JANUARY 2, 2026	\$33,510.59

Your property details:

Estimated market value: \$1,357,726

Tax class: 4 - Commercial Or Industrial

Prior year tax rate: 10.7620%

Current tax rate: 10.8480%

How we calculate your annual taxes:

Billable assessed value: \$588,994.00

times the current tax rate: x 10.8480%

Annual property tax: \$63,894.08

TAX MAP

A street map of a neighborhood in New York City. The map shows several streets: Perry Street at the top, Charles Street at the bottom, 7th Avenue South running vertically through the center, and Waverly Place running diagonally from the bottom right. A specific lot is highlighted in dark green, located at the corner of Perry Street and 7th Avenue South. A black box with white text identifies this lot as 'Block: 612 Lot: 1023'.

10 CUSHMAN & WAKEFIELD

CERTIFICATE OF OCCUPANCY

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: FEB 02 2001

NO. 100495956

This certificate supersedes C.O. NO 94184

ZONING DISTRICT C2-6

THIS CERTIFIES that the new—altered—existing--building—premises located at

160 SEVENTH AVENUE SOUTH

Block 612 Lot 7501

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.

PERMISSIBLE USE AND OCCUPANCY							
STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	70			4	E	DOCTORS' OFFICE WITH LABORATORY AND PROCEDURES ROOM, METER ROOM COMPACTOR ROOM
1ST FLOOR					2	J-2	LOBBY
2ND-4TH FLOORS	40ea		5ea.	8	2	J-2	APARTMENTS, LAUNDRY ROOM ON EACH FLOOR
5TH FLOOR	40		6	6	2	J-2	APARTMENTS, JANITOR CLOSET
6TH FLOOR	40		6	7	2	J-2	APARTMENTS, LAUNDRY ROOM
ROOF	40				2	D-2	ELEVATOR MACHINE ROOM, BOILER ROOM

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THE WEST VILLAGE OVERVIEW

The West Village is one of Manhattan's most sought-after neighborhoods, defined by its historic architecture, tree-lined streets, and intimate village-like character. Known for its preserved 19th-century townhouses, cobblestone blocks, and unique street grid, the area blends residential charm with a sophisticated lifestyle appeal that attracts affluent residents, creatives, and global visitors.

Dining and Entertainment:

The West Village hosts some of New York's most acclaimed restaurants, including Via Carota, L'Artusi, Buvette, Libertine, and The Clam. The neighborhood's culinary offering spans rustic Italian, contemporary American, and elevated bistro concepts, attracting both destination diners and loyal locals. Cafés and bakeries such as Maman, Partners Coffee, and Magnolia Bakery, along with wine bars and dessert spots, contribute to consistently strong daily foot traffic and vibrant evening activity.

Retail and Shopping:

The neighborhood features a curated mix of luxury boutiques, specialty shops, and experiential lifestyle brands. Bleecker Street continues to see a notable retail resurgence with tenants such as A.P.C., Diptyque, Reformation, Brooklinen, and emerging direct-to-consumer brands seeking intimate storefronts. Independent designers, home goods retailers, and artisanal shops add depth to the retail mix, while limited supply and landmark-protected building stock help support strong long-term fundamentals and premium market rents.

Historic Architecture & Lifestyle:

Located within the Greenwich Village Historic District, the West Village offers unmatched architectural integrity with preserved rowhouses, brownstones, and classic walk-ups. Proximity to Hudson River Park and the Hudson River Greenway enhances recreational appeal, while the neighborhood's walkability and charm foster a vibrant residential and visitor experience.

Overall, The West Village's blend of architectural heritage, high-quality retail, celebrated dining, and enduring demand solidifies it as one of Manhattan's most desirable neighborhoods for both residents and retailers.

LOCATION OVERVIEW



AREA AMENITIES

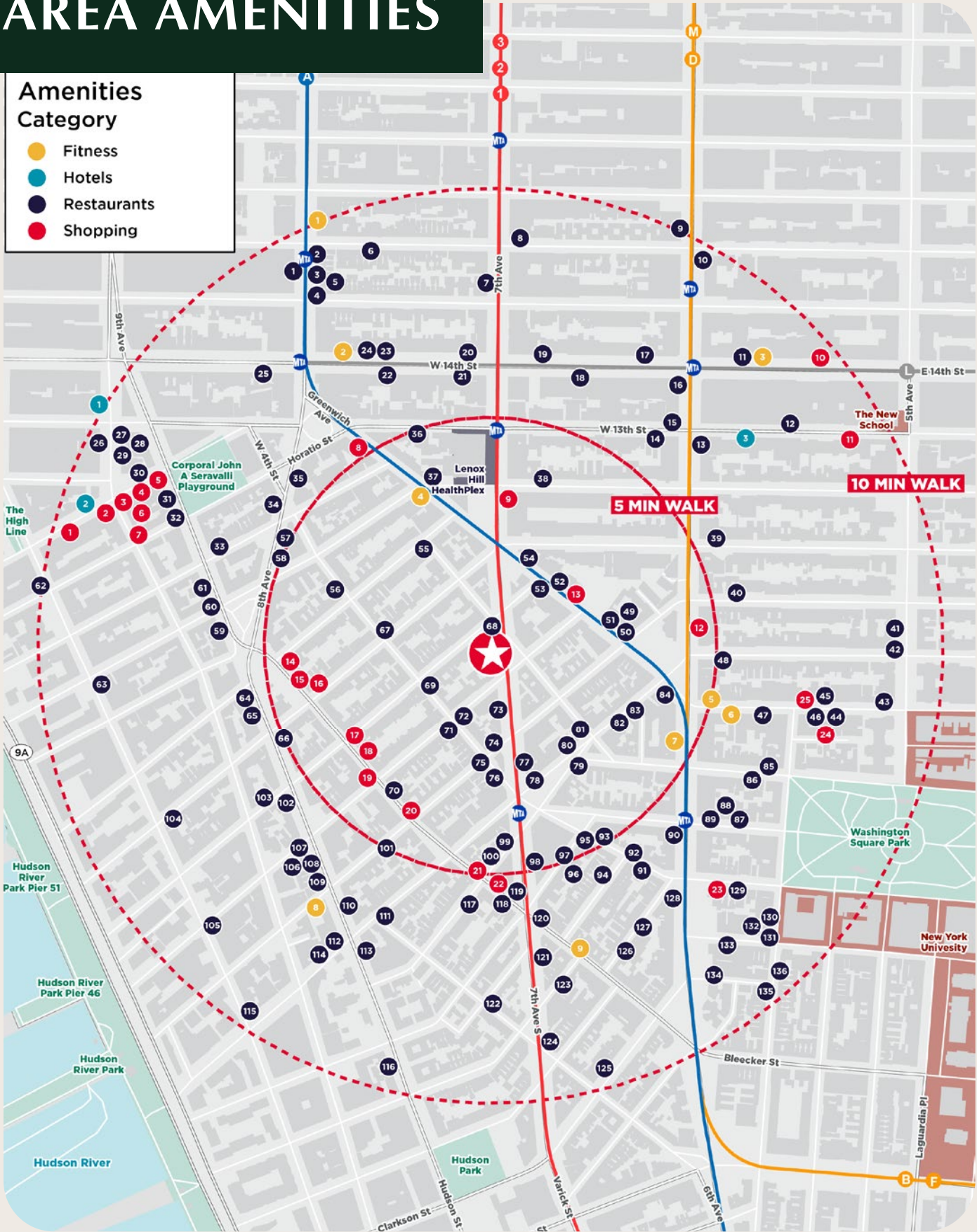
Amenities
Category

Fitness

Hotels

Restaurants

Shopping



Fitness	
1	New York Sports Clubs
2	SLT
3	Body Space Fitness
4	Equinox Fitness
5	Barre3
6	CorePower Yoga
7	Orangetheory
8	Willspace
9	Pure Barre
Hotels	
1	Soho House
2	RH Guesthouse
3	Walker Hotel
Restaurants	
1	Pederson & Erwin Bracco
2	Pad Thai Noodle Lounge
3	Chelsea Ristorante
4	Redwood
5	Blue Ginger
6	The Grey Dog
7	Basta Pasta
8	Food Media
9	Oramen
10	Blue Valley Deli & Grocery
11	Hawaiian Poke
12	Da Andrea
13	Bar Six
14	Salam Cafe & Restaurant
15	Cecchi's
16	Mikado Japanese Bistro
17	New Mikado
18	Akiyama Japanese Restaurant
19	Chama Mama
20	Coppelia
21	La Carbonara
22	The Crooked Knife
23	La Nacional
24	Toscana Chris
25	Istanbul Grill
26	Catch
27	Saishin
28	The Chester
29	Gansevoort
30	Bagatelle
31	Banter
32	Osteria Nonnino
33	Mole
34	Aux Merveilleux De Fred
35	Art Bar
36	Kosaka
37	Mino Brasserie
38	Chefs & Champagne
39	Gene's
40	Osteria 57
41	Claudette
42	Twenty Four Fifth
43	Panineria Italiana
44	South of the Clouds

45	Loring Place
46	Amelie
47	Disc-O-Rama
48	Casa Apicii
49	Le Baratin
50	Rosemary's
51	Satay Junction
52	Gottino
53	Bluestone Lane Collective Cafe
54	Elephant & Castle
55	The Waverly Inn
56	St Tropez Wine Bar
57	Anfora
58	Kawa Sushi
59	La Ripaille
60	Bar Bolonat
61	Felice on Hudson
62	maman
63	Entwine
64	The Butcher's Daughter
65	Hudson Hound
66	Anton's
67	Tartine Restaurant
68	Sushiro The Handroll Bar
69	Sant Ambroeus
70	August Restaurant
71	Mary's Fish Camp
72	Sevilla Restaurant & Bar
73	Agave
74	While We Were Young
75	Empellon Taqueria
76	Wilfie & Nell
77	Ostia
78	Kettle of Fish
79	Joseph Leonard
80	Lamano
81	Jeffrey's Grocery
82	Delice & Sarrasin
83	Omakase Room By Mitsu
84	Tue Thai Food
85	North Square
86	Babbo Ristorante & Enoteca
87	Blue Hill
88	Pubkey
89	Formerly Crow's
90	Llama San
91	Las Ramblas
92	Coppola Cafe
93	Patisserie Claude
94	Voula
95	The Spaniard
96	One If By Land Two If By Sea
97	Barrow Street Ale House
98	Organika
99	Arthur's Tavern
100	Via Carota
101	L'artusi
102	Leitao
103	Canto

104	Wallse
105	Casa La Femme Restaurant
106	Decoy
107	Bayard's Ale House
108	Katana Kitten
109	Southern Charm
110	Employees Only
111	North Fork Restaurant
112	The Warren
113	Sanpanino
114	Amber
115	Malatesta Trattoria
116	Osteria Carlina
117	Buvette
118	L'accolade
119	Suprema Provisions
120	Pagani
121	Sabor Argentino
122	Casa Brazilian Restaurant
123	Lena
124	La Loteria
125	Berimbau Restaurant
126	Palma
127	Le Gigot
128	Papaya Dog
129	Red Bamboo
130	Bar Next Door
131	Club Groove
132	La Lanterna di Vittorio
133	Third Street Kettle
134	Da Toscano
135	Artichoke Basille's Pizza
136	Pommes Frites
Shopping	
1	Belstaff
2	Hermes
3	Theory
4	Rebecca Taylor Clothing
5	Rebecca Taylor Boutique
6	Helmut Lang
7	Louboutin
8	Otte
9	Nordstrom Local
10	Levi's Store
11	Beacon's Closet
12	Citarella Gourmet Market
13	Save Khaki
14	Sandro
15	Zadig & Voltaire
16	Rhie
17	Brooklinen
18	Something Navy
19	James Perse
20	Faherty Brand
21	Scotch & Soda
22	Reiss Limited LLC
23	Hamlet's Vintage
24	ATELIER
25	Shop Untitled



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