

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



**ASKING PRICE
\$2,750,000**



PROPERTY INFORMATION

FLOOR PLANS

LOCATION

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

Block & Lot: 612 - 1023

BUILDING INFORMATION

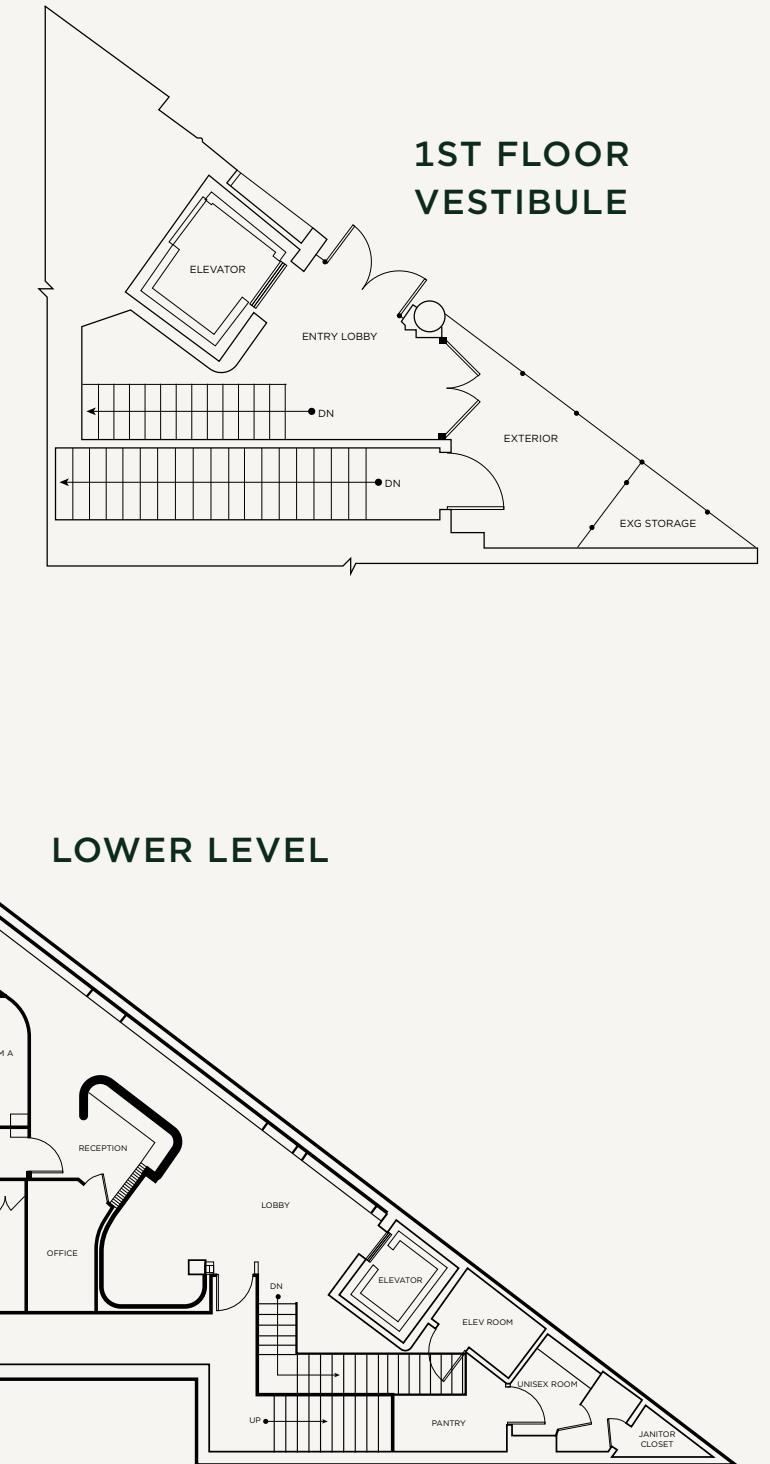
Property Type: Retail Condo
Stories: Ground Floor Vestibule & Lower Level
Ground Floor SF: 3,068 SF (approx. per floor plans)
Ceiling Heights: 13' 6" Lower Level /
11' 1" Ground Floor Vestibule

ZONING / UNIT INFORMATION

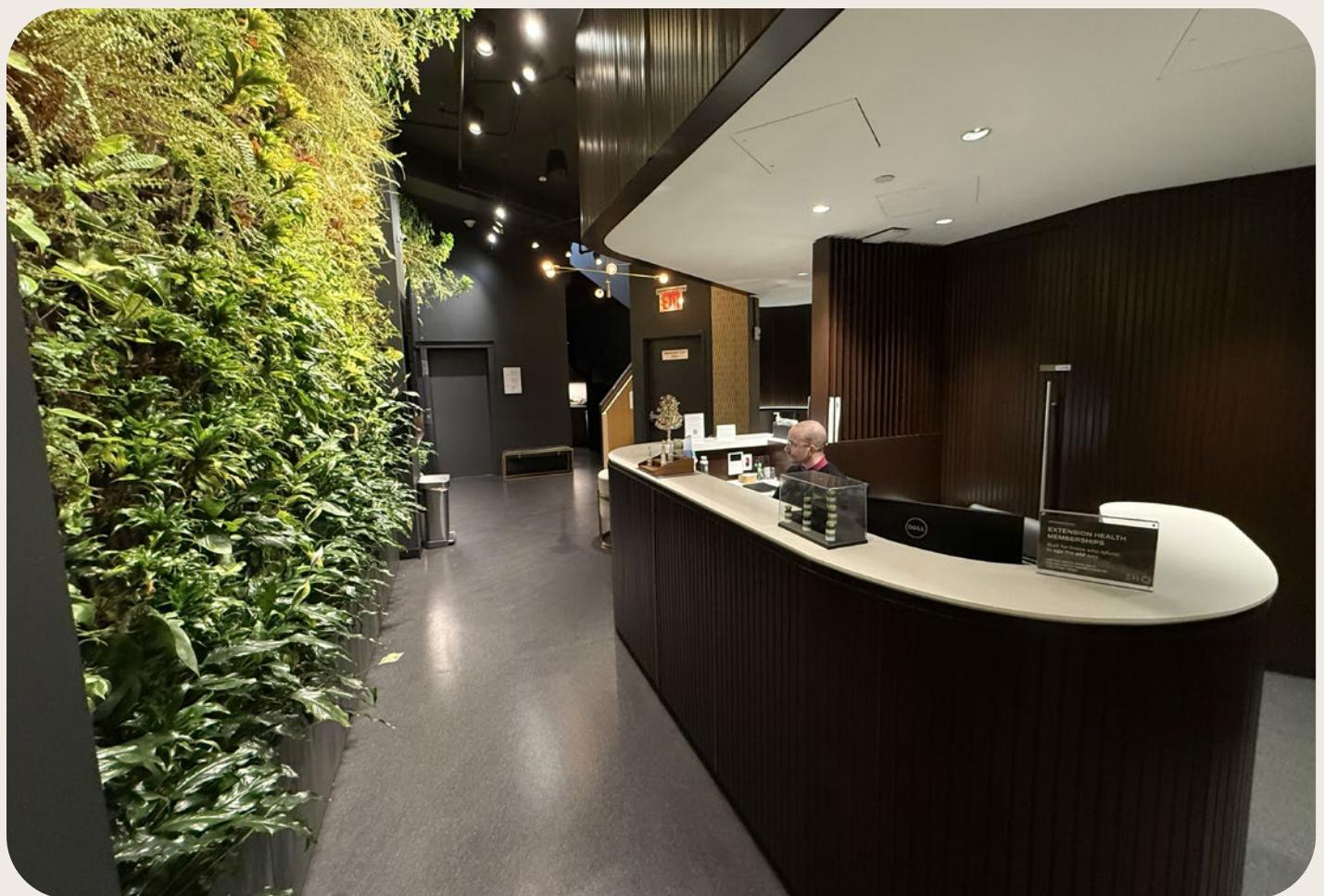
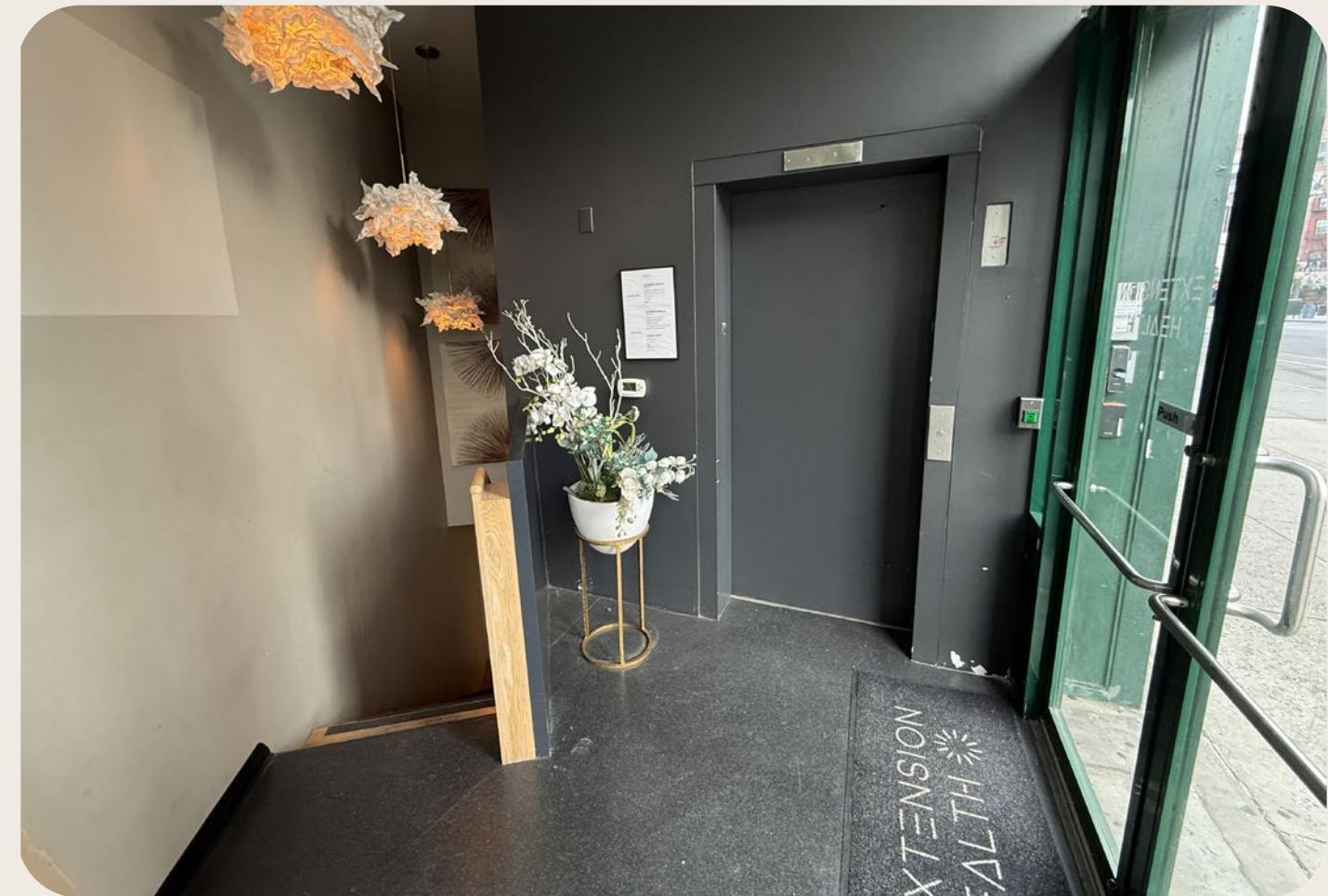
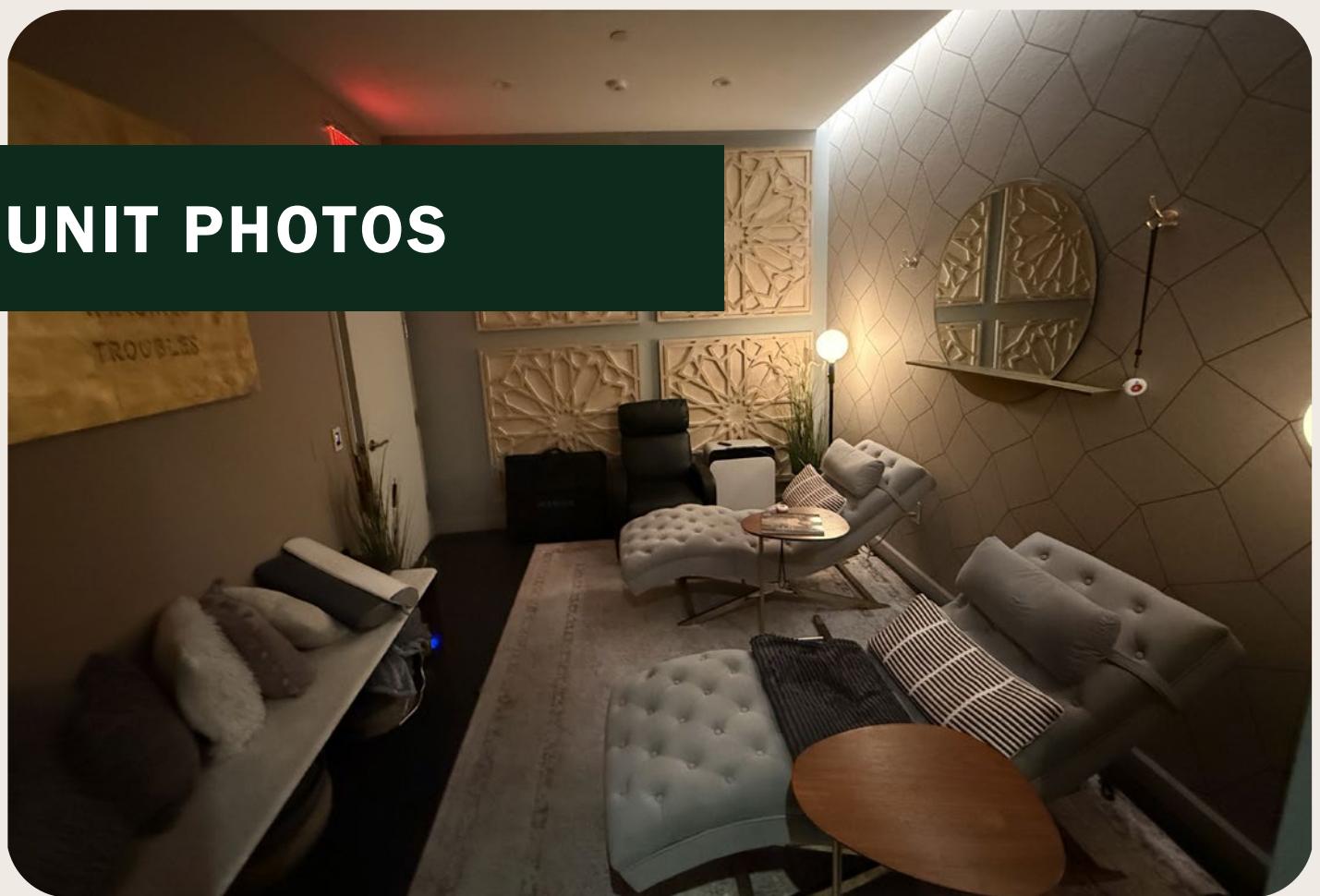
Zoning: C2-6 / R72
Use Group: 4

UNIT FINANCIAL INFORMATION (25/26)

Actual Common Charges: \$5,002
Annual Taxes: \$63,388



UNIT PHOTOS



TAX BILL

NYC
Department of Finance

November 15, 2025
22 Perry st Facility Management L.L.C.
160 7 Avenue South Apt B
1-00612-1023
Page 2

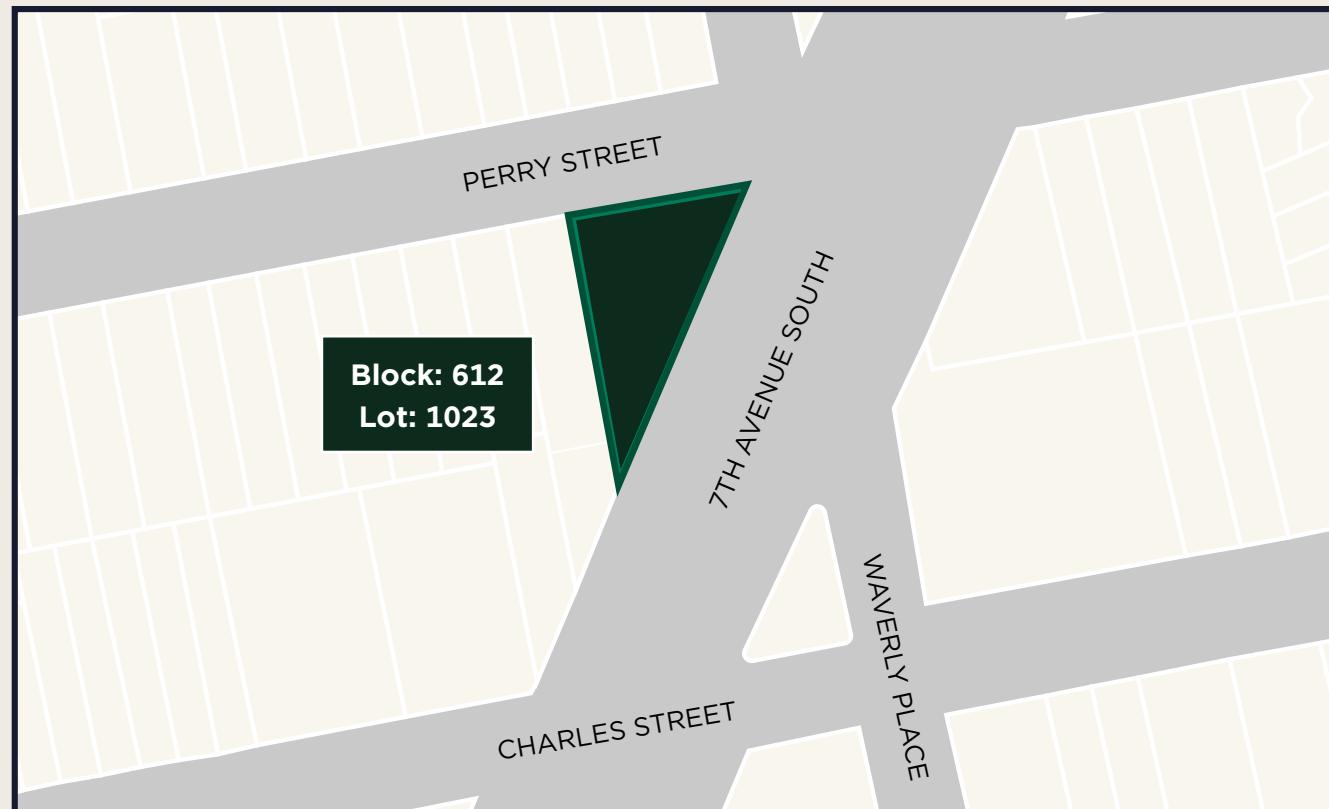
Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$33,510.59
AMOUNT DUE BY JANUARY 2, 2026	\$33,510.59

Your property details:

Estimated market value:	\$1,357,726	Billable assessed value:	\$588,994.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.8480%
Prior year tax rate:	10.7620%	Annual property tax:	\$63,894.08
Current tax rate:	10.8480%		

How we calculate your annual taxes:

TAX MAP



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

THIS CERTIFIES that the new—altered—existing—building—premises located at
160 SEVENTH AVENUE SOUTH ZONING DISTRICT C2-6
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



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:

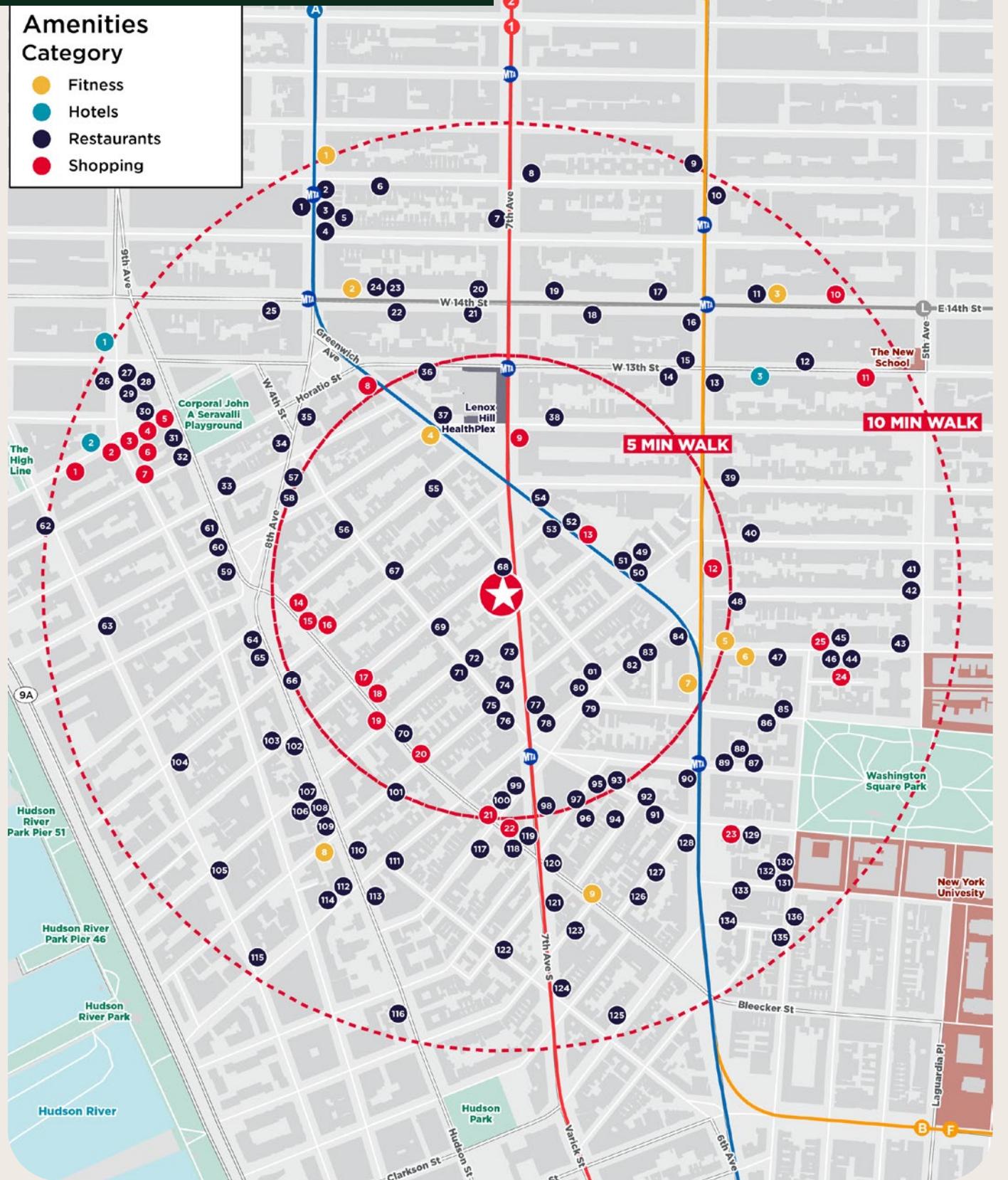
Located within the Greenwich Village Historic District, the West Village offers unmatched architectural integrity with preserved rowhouses, brownstones, and classic walk-ups. Proximity to Hudson River Park and the Hudson River Greenway enhances recreational appeal, while the neighborhood's walkability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



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 Toscano 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

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 Rchie
- 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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