

334 Grand Street



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 \$10,750,000



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: OVERRUILT

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

TAX CLASS: 4

CERTIFICATE OF OCCUPANCY: FINAL

ELEVATOR: YES (CELLAR TO 6TH FLOOR)

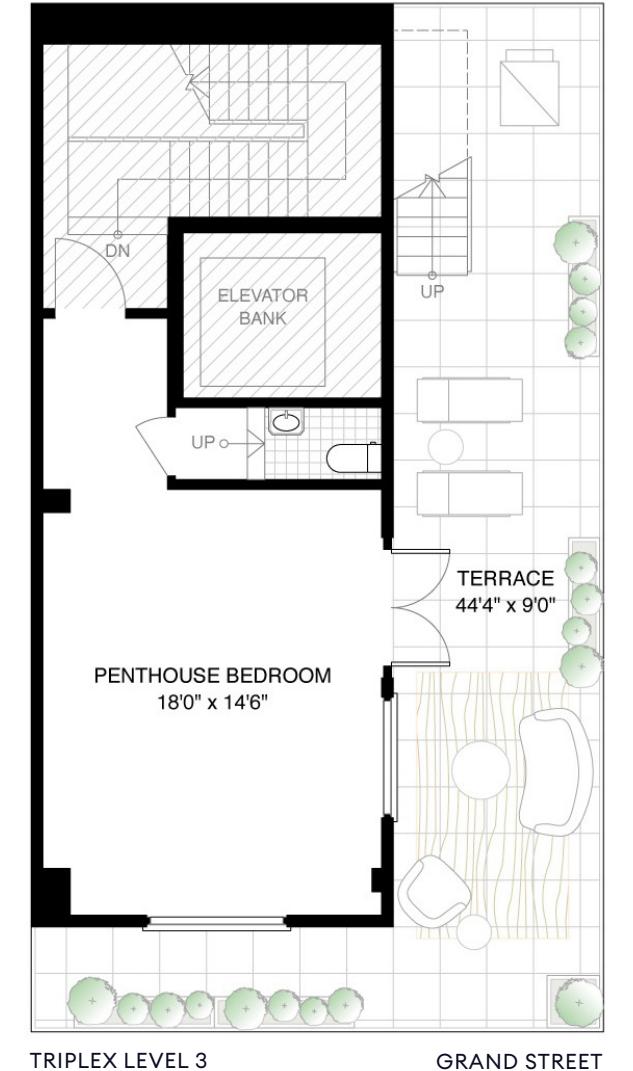
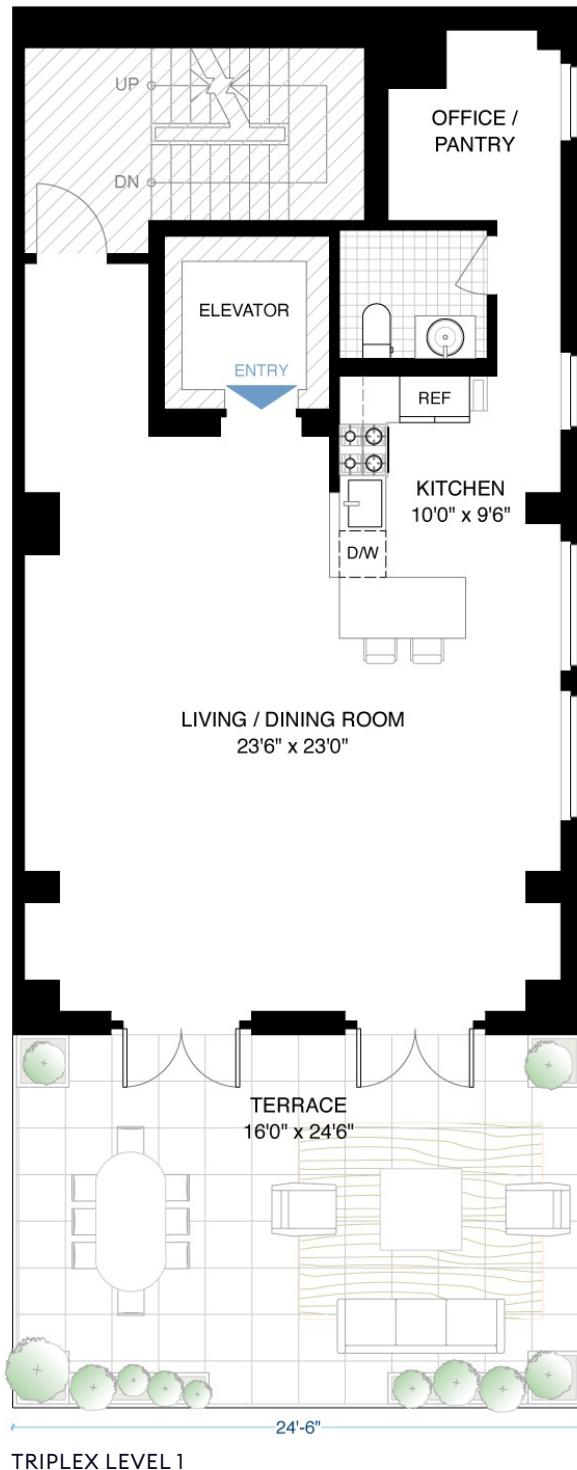
Note: All square feet measurements are approximate



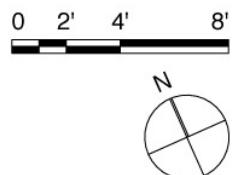
Penthouse Triplex Floors 5-7

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

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



- 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



Penthouse Terrace





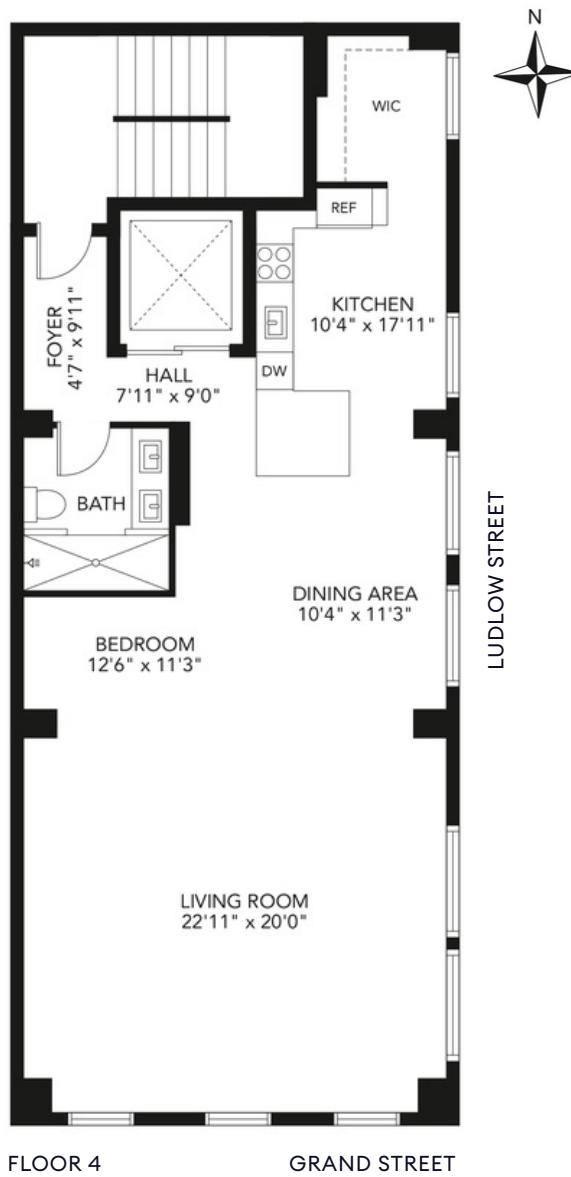
Penthouse Living

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.

Fourth Floor

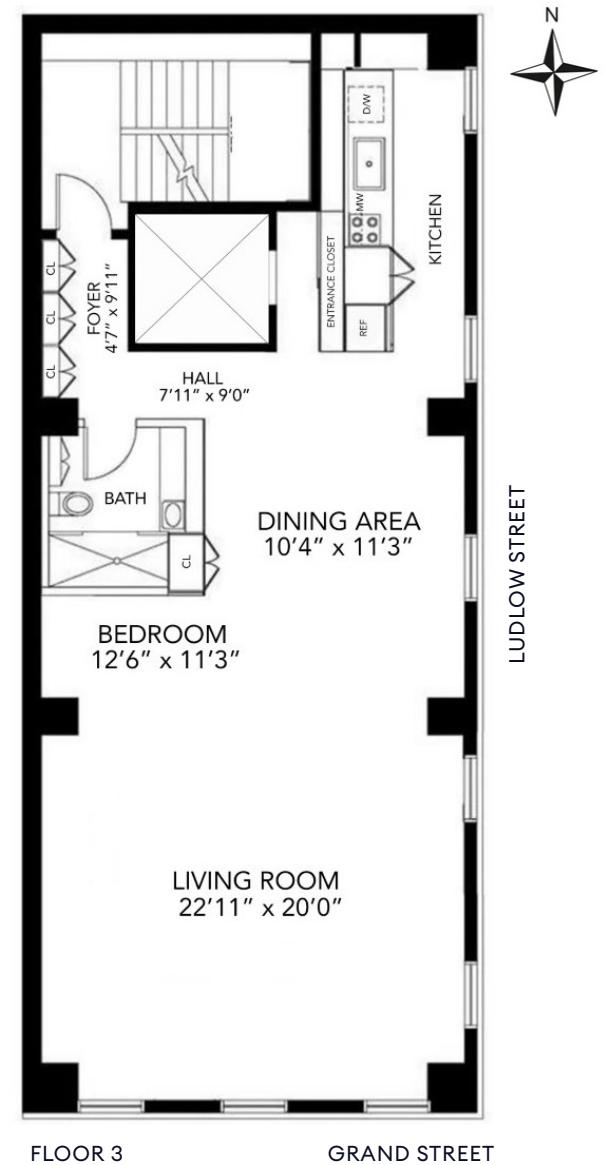


Third Floor

APPROX. 1,465 SQFT. (GROSS)



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.



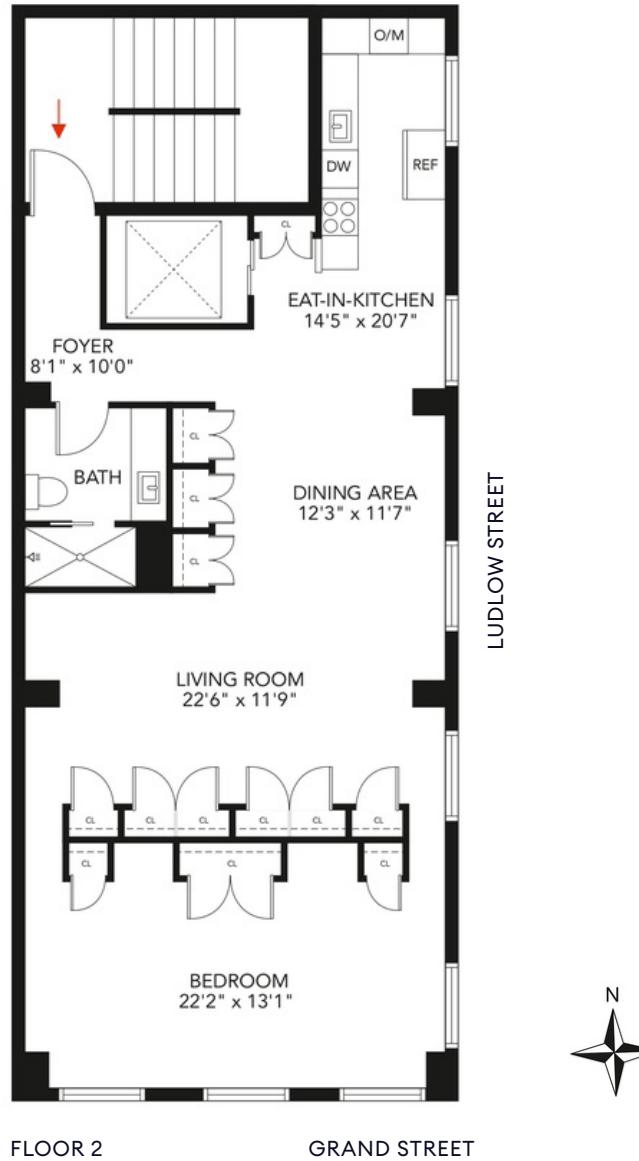
- Private key-locked elevator entry
- Brick exposure
- Corner unit with 8 windows
- Southern and eastern light
- Open kitchen layout
- Spa-inspired double-shower bathroom
- Central air & heat
- Convertible to a 2-bedroom configuration



Third Floor

Second Floor

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



FLOOR 2 GRAND STREET

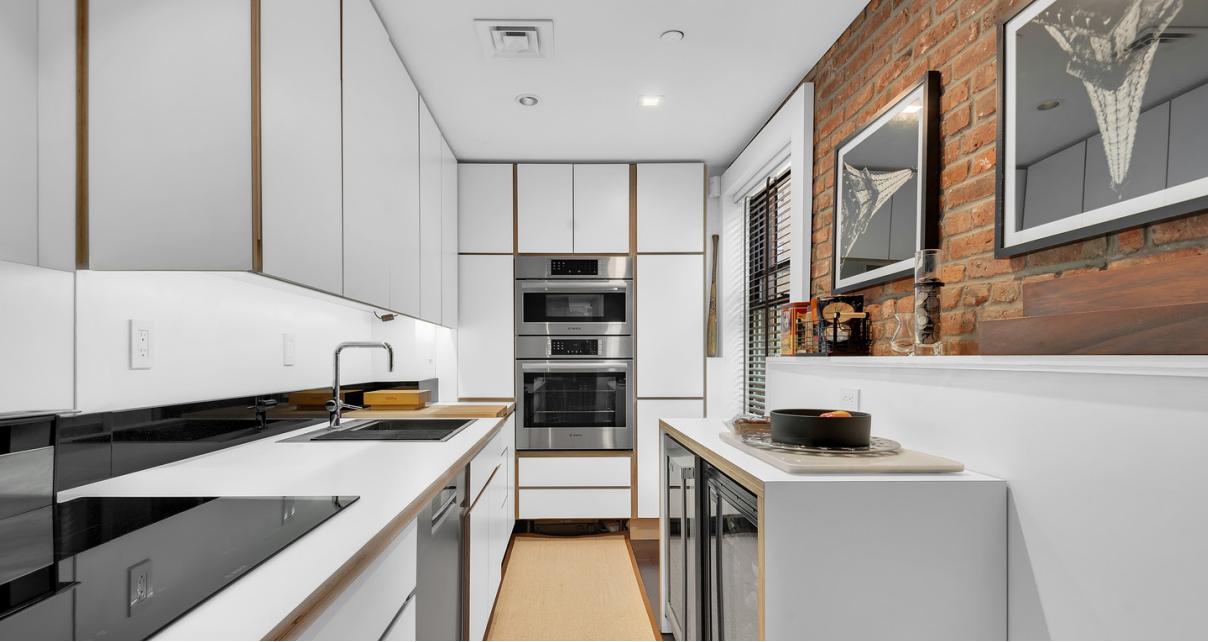
- Designed for comfort and flexibility
- Brick exposure
- Ideal as a rental, extension of the owner's residence, or office.
- Abundant closets
- Corner unit with 8 windows
- Southern and eastern light
- Open kitchen layout
- Spa-inspired double-shower bathroom
- Central air & heat
- Convertible to a 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.

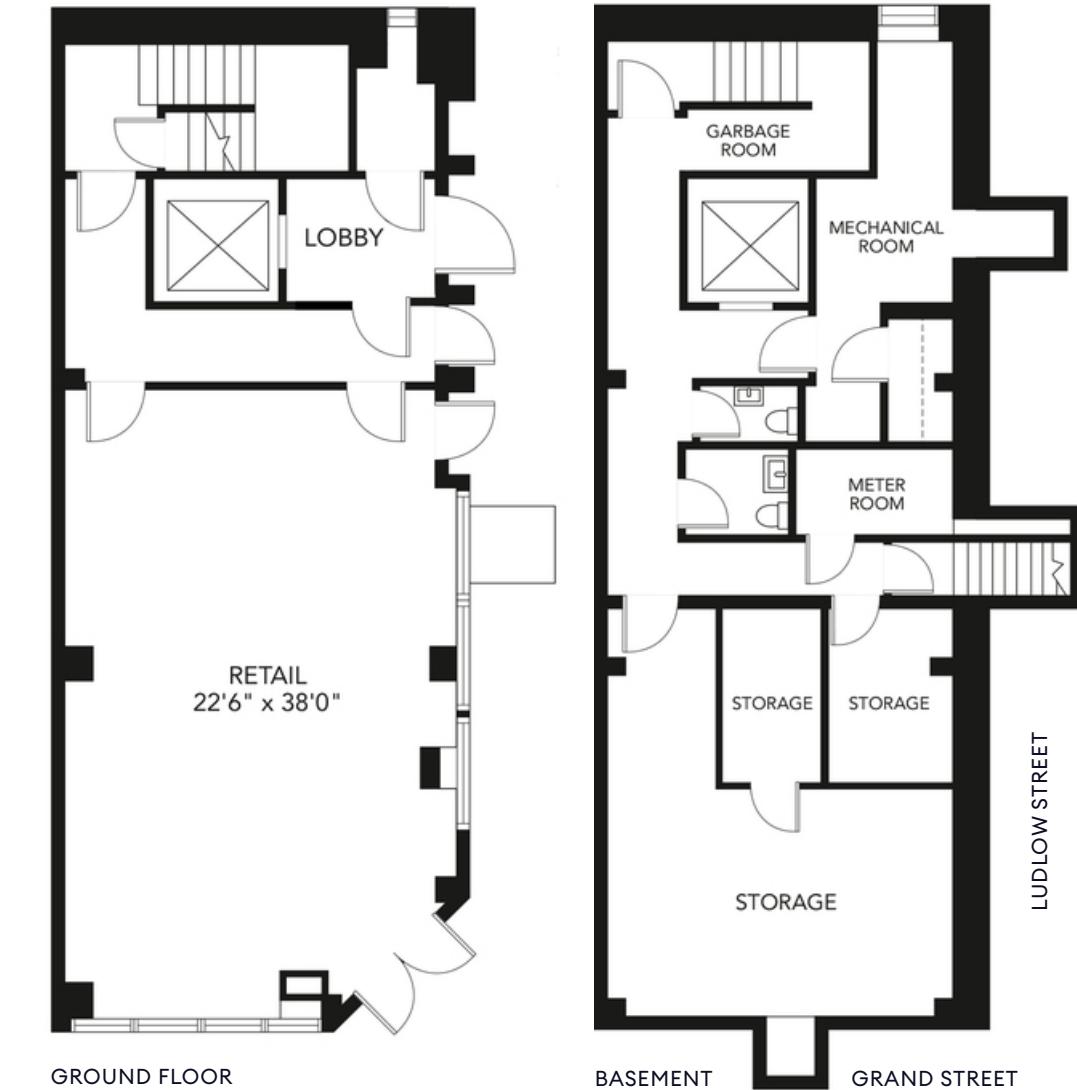


Second Floor



Ground Retail Space

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



- 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

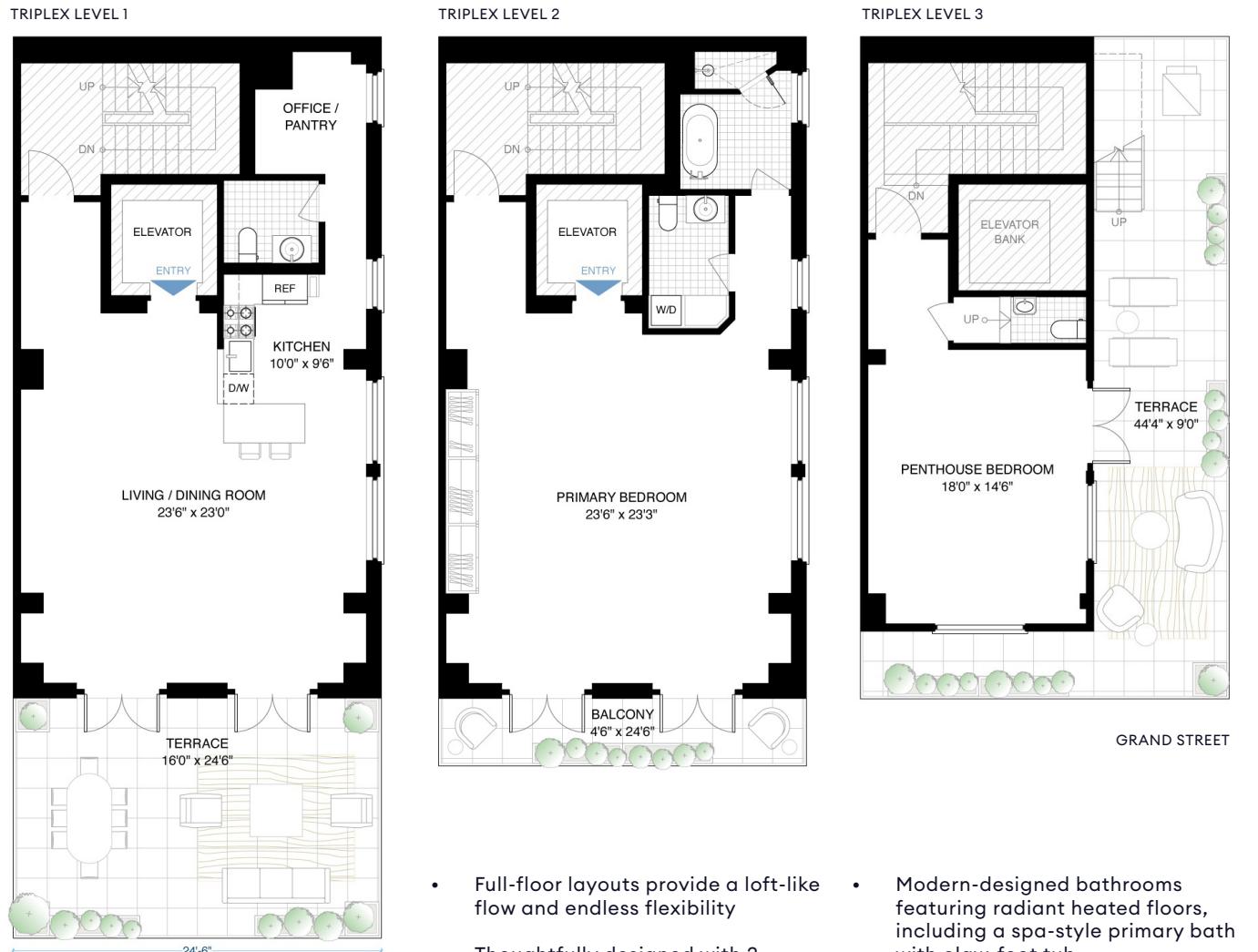
ALL OF THE RENDERINGS AND FLOOR PLANS ARE INTENDED ONLY AS A GENERAL REFERENCE. FEATURES, MATERIALS, FINISHES, LAYOUT AND ACTUAL MEASUREMENTS OF UNIT MAY BE DIFFERENT THAN SHOWN.



Floorplan Overview

Penthouse Triplex Floors 5-7

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

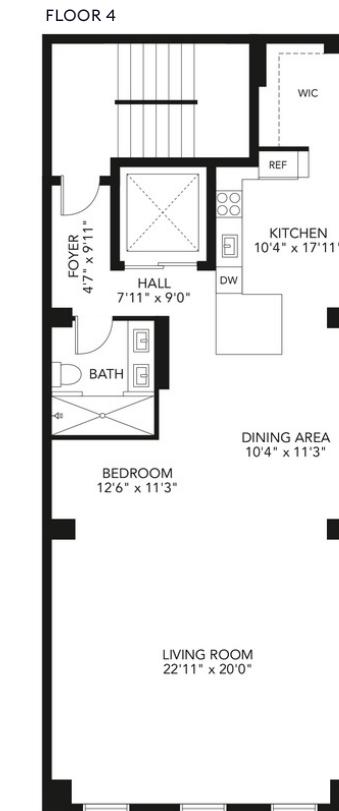


- Full-floor layouts provide a loft-like flow and endless flexibility
- Thoughtfully designed with 2 spacious bedrooms + and 2.5 designer bathrooms
- Corner living room with dramatic south/east exposures and natural light throughout
- Gourmet open chef's kitchen ideal for entertaining

- 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

Fourth Floor

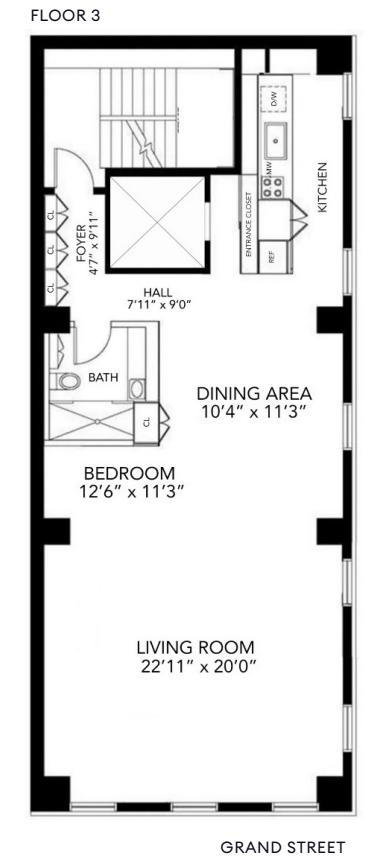
**APPROX. 1,465 SQFT.
(Gross)**



- 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

Third Floor

**APPROX. 1,465 SQFT.
(Gross)**



- Private key-locked elevator entry
- Brick exposure
- Corner unit with 8 windows
- Southern and eastern light
- Open kitchen layout
- Spa-inspired double-shower bathroom
- Central air & heat
- Convertible to a 2-bedroom configuration

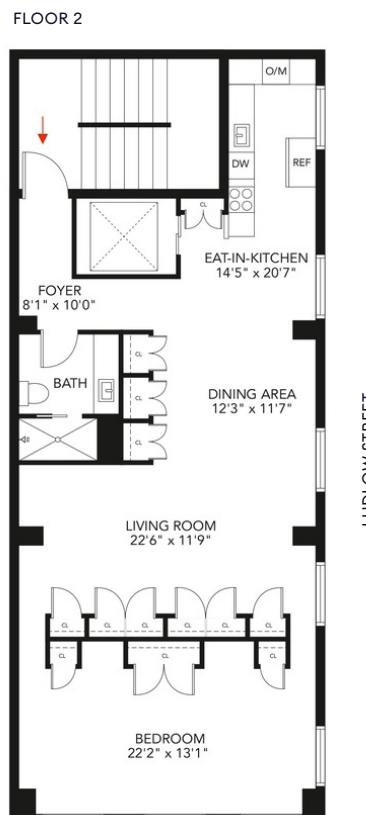


Floorplan Overview (Cont'd)



Second Floor

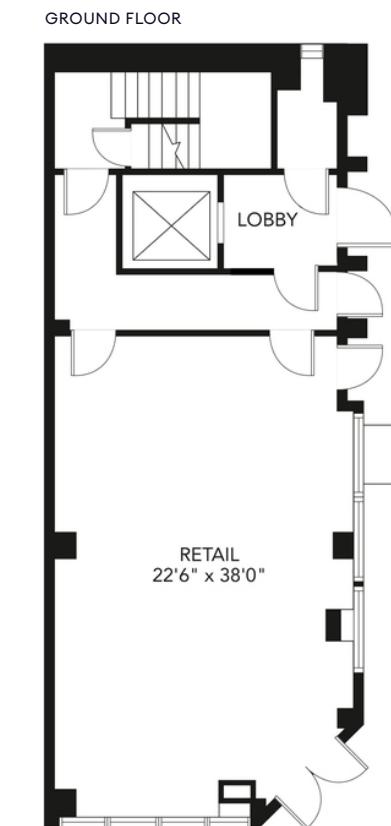
FULL FLOOR LOFT
APPROX. 1,465 SQFT.
(Gross)



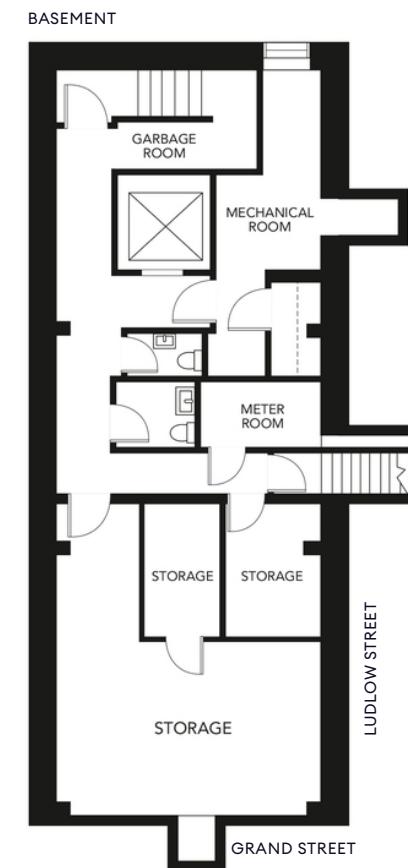
- Designed for comfort & flexibility
- Brick exposure
- Ideal as a rental, extension of the owner's residence, or office.
- Abundant closets
- Corner unit with 8 windows
- Southern and eastern light
- Open kitchen layout
- Spa-inspired double-shower bathroom
- Central air & heat
- Convertible to a 2-bedroom configuration

Ground Retail Space

APPROX. 900 RENTABLE SQFT. (Ground)
700 RENTABLE SQFT. (Cellar)



- 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

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)	2,500	900	06/2026	\$ 144,000	\$ 168,000	\$ 15,000 - 25,000 /month
4th Floor	1,465	0	06/2026	\$ 81,180	\$ 87,600	\$ 10,000 - 16,000 /month
3rd Floor	1,465	0	06/2026	\$ 73,800	\$ 87,600	\$ 10,000 - 16,000 /month
2nd Floor	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: \$450,504 PROFORMA: \$574,800 - \$1,020,000



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

TOTAL EXPENSES: \$160,493

Note: All square feet measurements are approximate

Lower East Side: A CULTURAL CROSSROADS

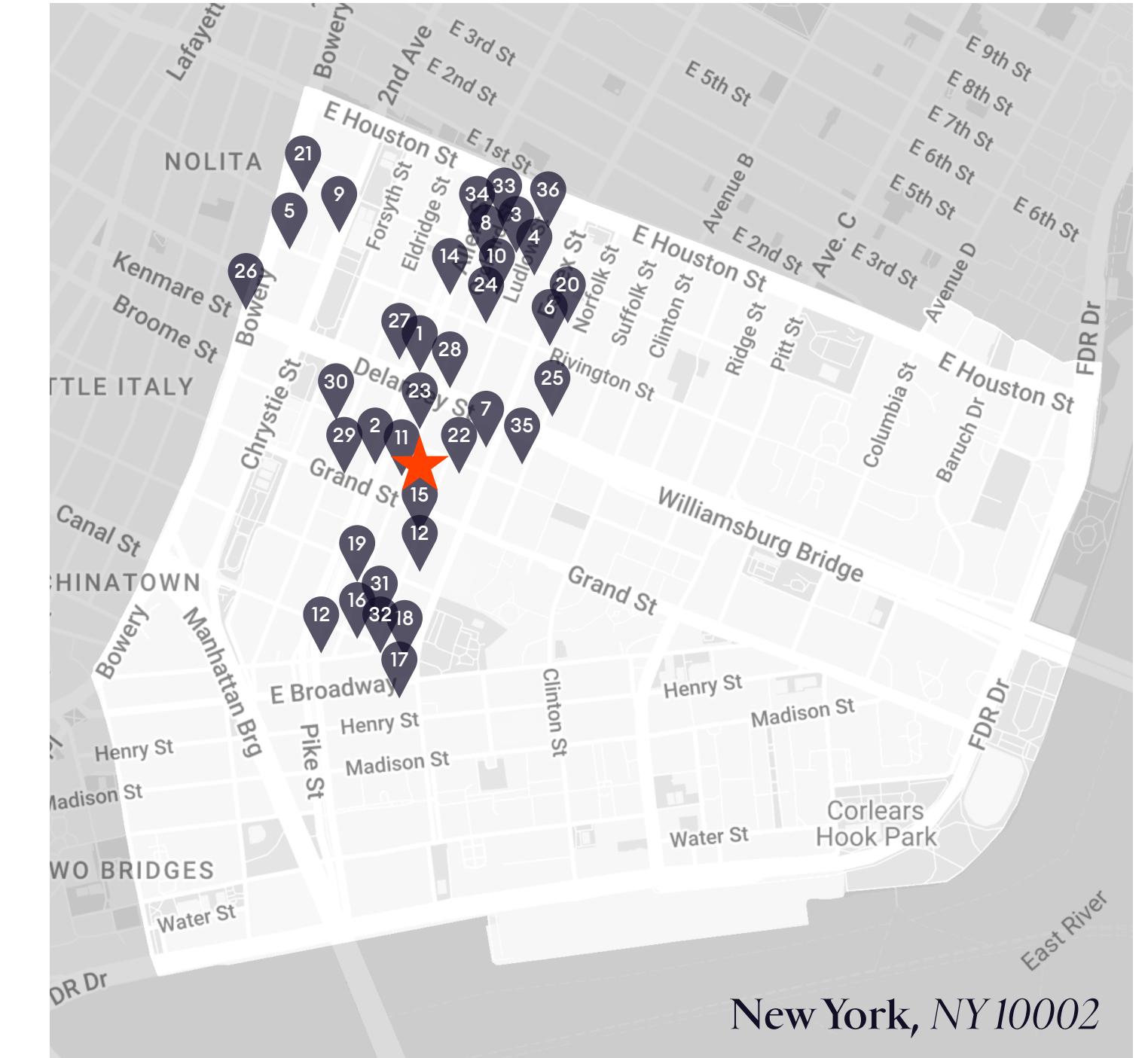
The Lower East Side is Manhattan's most energy-pulsing neighborhood—where counter-culture, youth culture, and the worlds of art, music, and literature have collided for decades, creating one of the most distinct and internationally recognized communities in the world.

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

FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:

Louis Puopolo

**Division Head - DE Commercial NYC
Licensed Associate Real Estate Broker**

Douglas Elliman Commercial, LLC
Direct: 212.776.4367
Mobile: 917.374.0099
louis.puopolo@elliman.com

Antonio Mongiovi

Licensed Real Estate Salesperson

Direct: 917.612.4824
Mobile: 917.612.4824
amongiovi@elliman.com

Lisa Wong

Licensed Associate Real Estate Broker

Direct: 917.346.6046
Mobile: 917.346.6046
lwong@elliman.com



THIS OFFERING MEMORANDUM HAS BEEN PREPARED EXCLUSIVELY BY DOUGLAS ELLIMAN COMMERCIAL, LLC ("DEC") ON BEHALF OF OWNERSHIP, THE ("OWNER"), REGARDING THE PURCHASE OF THE PROPERTY DESCRIBED HEREIN AT 334 GRAND STREET, NEW YORK (THE "PROPERTY"). THE MATERIALS AND INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM DO NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY NEED OR DESIRE. ALL MATERIALS HAVE BEEN DEVELOPED BY DEC, THE OWNERS AND OTHER SOURCES AND ARE SUBJECT TO VARIATION. • NO REPRESENTATION IS MADE BY DEC OR THE OWNERS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND NOTHING CONTAINED HEREIN IS OR SHALL BE RELIED ON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE PROPERTY. ALTHOUGH THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, DEC AND THE OWNERS AND THEIR EMPLOYEES DISCLAIM ANY RESPONSIBILITY FOR INACCURACIES AND EXPECT PROSPECTIVE PURCHASERS TO EXERCISE INDEPENDENT DUE DILIGENCE IN VERIFYING ALL SUCH INFORMATION. FURTHER, DEC, THE OWNERS AND THEIR EMPLOYEES DISCLAIM ANY AND ALL LIABILITY FOR REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, CONTAINED IN OR OMITTED FROM THE OFFERING MEMORANDUM OR ANY OTHER WRITTEN OR ORAL COMMUNICATION TRANSMITTED OR MADE AVAILABLE TO THE RECIPIENT. • THE OFFERING MEMORANDUM DOES NOT CONSTITUTE A REPRESENTATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY OR THE OWNERS SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM. ANALYSIS AND VERIFICATION OF THE INFORMATION CONTAINED IN THE OFFERING MEMORANDUM IS SOLELY THE RESPONSIBILITY OF THE PROSPECTIVE PURCHASER. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE UPON REQUEST TO INTERESTED AND QUALIFIED INVESTORS. THE OWNERS AND DEC EACH EXPRESSLY RESERVE THE RIGHT, IN THEIR SOLE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY AND/OR TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE. THE OWNERS SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTIES HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNERS AND ITS LEGAL COUNSEL AND ANY CONDITIONS TO THE OWNERS' OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. DEC IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF THE OWNERS. • THIS OFFERING MEMORANDUM AND ITS CONTENTS, EXCEPT SUCH INFORMATION WHICH IS A MATTER OF PUBLIC RECORD OR IS PROVIDED IN SOURCES AVAILABLE TO THE PUBLIC (SUCH CONTENTS AS SO LIMITED HEREIN CALLED THE "CONTENTS") ARE OF A CONFIDENTIAL NATURE. BY ACCEPTING THE OFFERING MEMORANDUM, YOU AGREE (I) TO HOLD AND TREAT IT IN THE STRICTEST CONFIDENCE, (II) NOT TO PHOTOCOPY OR DUPLICATE IT, (III) NOT TO DISCLOSE THE OFFERING MEMORANDUM OR ANY OF ITS CONTENTS TO ANY OTHER ENTITY (EXCEPT TO OUTSIDE ADVISORS RETAINED BY YOU, IF NECESSARY, FOR YOUR DETERMINATION OF WHETHER OR NOT TO MAKE A PROPOSAL AND FROM WHOM YOU HAVE OBTAINED AN AGREEMENT OF CONFIDENTIALITY) WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNERS OR DOUGLAS ELLIMAN, (IV) NOT TO USE THE OFFERING MEMORANDUM OR ANY OF ITS CONTENTS IN ANY FASHION OR MANNER DETERMINAL TO THE INTEREST OF THE OWNERS OR DEC, AND (V) TO RETURN IT TO DEC IMMEDIATELY UPON REQUEST OF DEC OR THE OWNERS. • IF YOU HAVE NO FURTHER INTEREST IN THE PROPERTY, PLEASE RETURN THE OFFERING MEMORANDUM FORTHWITH. NO INSPECTIONS OF THE PROPERTY ARE PERMITTED UNLESS ACCOMPANIED BY THE OWNERS OR A REPRESENTATIVE FROM DEC.