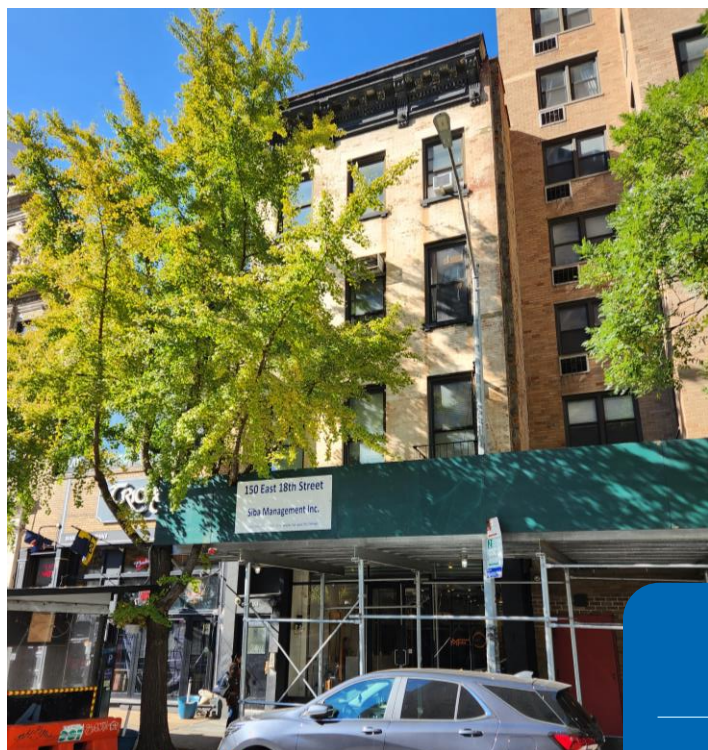


# 194 Third Avenue

MIXED USE WALK-UP | GRAMERCY PARK, NY | FOR SALE



ASKING PRICE:  
**\$4,200,000**

23' WIDE, 4-STORIES, 6,923 SF

## HIGHLIGHTS

- Approx. 2,100 SF retail will be delivered vacant with full basement
- Buyout agreement in place with apartment 2R
- 2 Blocks from Union Square
- Short walk to the 14<sup>th</sup> Street-Union Sq. & the 3<sup>rd</sup> Avenue subway stations
- Major retail and commercial corridor
- 75,000+ Annual Average Daily Traffic
- Approx. \$210,000 Average Annual Household Income
- Surrounded by national & regional credit tenants
- Approx. 16,000 SF of available air rights

## PROPERTY INFORMATION

|                        |  |
|------------------------|--|
| NEIGHBORHOOD           | Gramercy Park  |
| CROSS STREETS          | West side of Third Avenue<br>between East 17 <sup>th</sup><br>& East 18 <sup>th</sup> Street |
| BLOCK / LOT            | 873 / 36   |
| LOT/BUILT DIMENSIONS   | 23' x 100'<br>Built: 23' x 100' IRR  |
| BUILDING SIZE (SF)     | 6,923 SF   |
| STORIES                | 4  |
| UNITS                  | 1 Retail / 4 Apartments  |
| ZONING                 | C1-9A (R10 Equivalent)   |
| FAR (MAX)              | 10   |
| TOTAL BUILDABLE SF     | 23,000 SF  |
| AVAILABLE AIR RIGHTS   | 16,077 SF  |
| TAX CLASS              | 2A   |
| TAX ASSESSMENT (23/24) | \$873,967  |
| TAXES (23/24)          | \$107,210  |

**\*\*PLEASE CALL REGARDING TENANCY**

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