

430 Hudson Street

Mixed-Use Building for Sale

**MASSEY
KNAKAL**
Realty Services

Property Information

Address:	430 Hudson Street	
Location:	East Side of Hudson Street between Morton and Leroy Streets	
Block:	583	
Lot:	6	
Lot Dimensions:	22' X 80'	(Approx.)
Lot SF:	1,760	SF (Approx.)
Zoning:	C1-6	
FAR:	2.43	(Commercial)
	3.44	(Residential)
Total Buildable SF:	6,054	SF (Approx.)
Less Existing SF:	3,580	SF (Approx.)
Available Air Rights:	2,474	SF (Approx.)

Building Information

Building Size:	22' X 40'	SF. (Approx.)
Gross SF:	3,580	(Approx.)
Stories:	4	
Historic District:	Yes	
Assessment (09/10) :	\$ 137,891	
Proj. Taxes (09/10):	\$ 18,258	

Description:

Built in 1842, this four story mixed-use building is currently configured with three fair market residential units and one commercial tenant on the ground floor. The property is centrally located in Greenwich Village and benefits from additional air rights. It would be an excellent single family conversion or a live plus investor opportunity. The property will be delivered vacant.



Asking: \$3,500,000

For Additional Information, Please Contact Exclusive Sales Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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