

# 430 Hudson Street

## Mixed-Use Building for Sale



### Property Information

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

### Building Information

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