

199 Chrystie Street, Commercial Unit

FOR SALE | NEW CONSTRUCTION COMMERCIAL CONDOMINIUM | LOWER EAST SIDE, MANHATTAN

ASKING PRICE

\$2,650,000

3,274 GSF | \$809 per GSF

BRAND-NEW CONSTRUCTION COMMERCIAL CONDOMINIUM
DELIVERED VACANT

BUILDING INFORMATION

NEIGHBORHOOD	Lower East Side, NY
CROSS STREETS	East side of Chrystie St b/w Stanton St & Rivington St
BUILDING SF	50,616
YEAR CONSTRUCTED	2020
NUMBER OF RESIDENTIAL UNITS	14
NUMBER OF COMMERCIAL UNITS	1
ZONING	C6-3A

UNIT INFORMATION

BLOCK / LOT	426 / 1116
UNIT SIZE (SF)	3,246 SF
FLOOR	Ground Floor
CEILING HEIGHT	19-20'
ANNUAL COMMON CHARGES	\$40,000
TAX ASSESSMENT (24/25) - TENTATIVE	\$590,706
TAX RATE (CLASS 4)	10.592%
TAXES (24/25) - TENTATIVE	\$62,568



- **Owner User Opportunity**
- **Ground Floor Commercial with 19-20' Ceilings; White Box Condition**
- **Brand-New 2020 Construction Luxury Condominium Building**
- **Incredible Prime Location along Chrystie Street in Manhattan's Lower East Side**
- **Ideal for a Gallery, Health & Fitness Club, Private Club, Event Space, Bar Space, Day Spa, or Most Any Commercial Use**

Contact the exclusive agents for more information,

Thomas A. Donovan

Eugene Kim

Tommy Lin

Abby Todd

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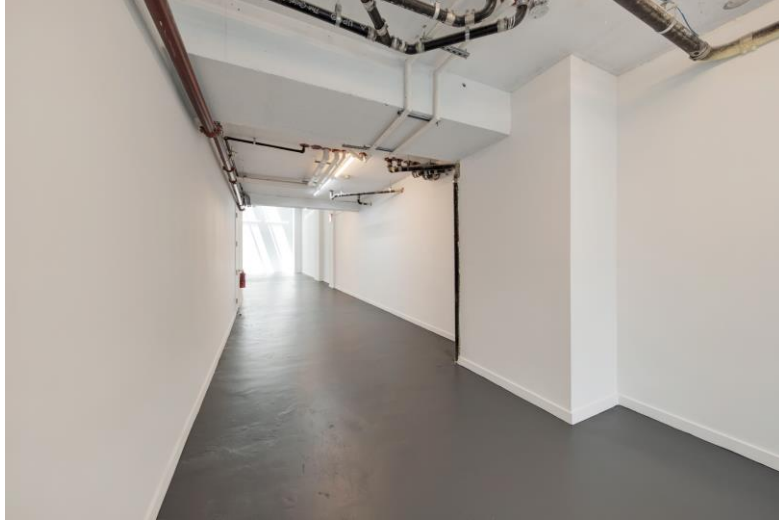
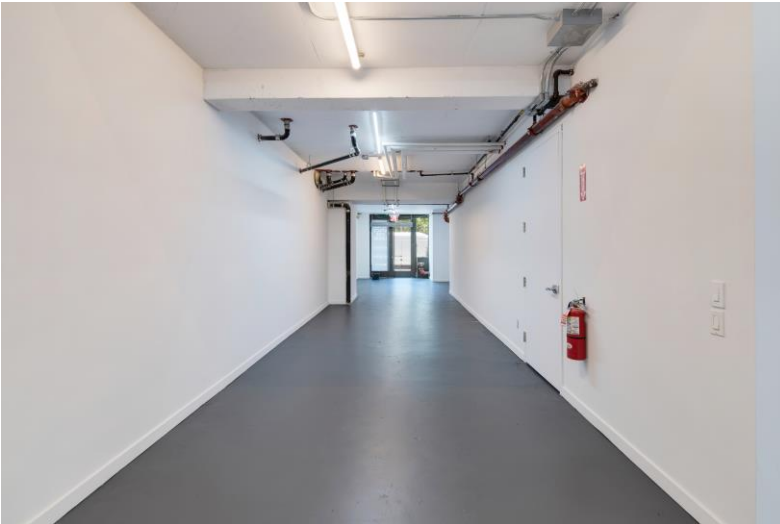
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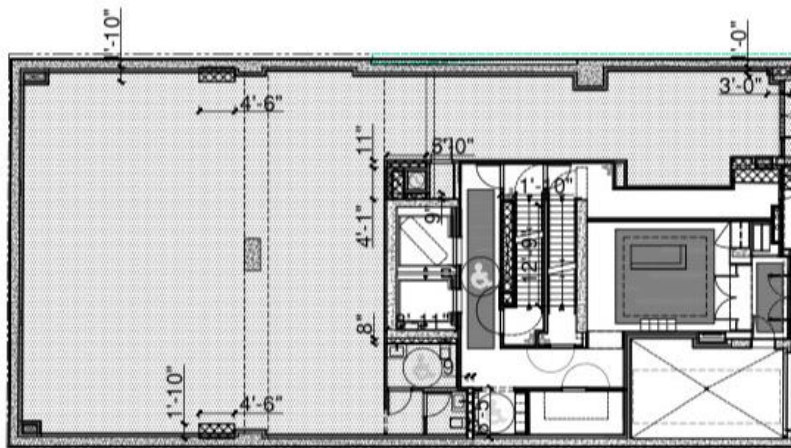
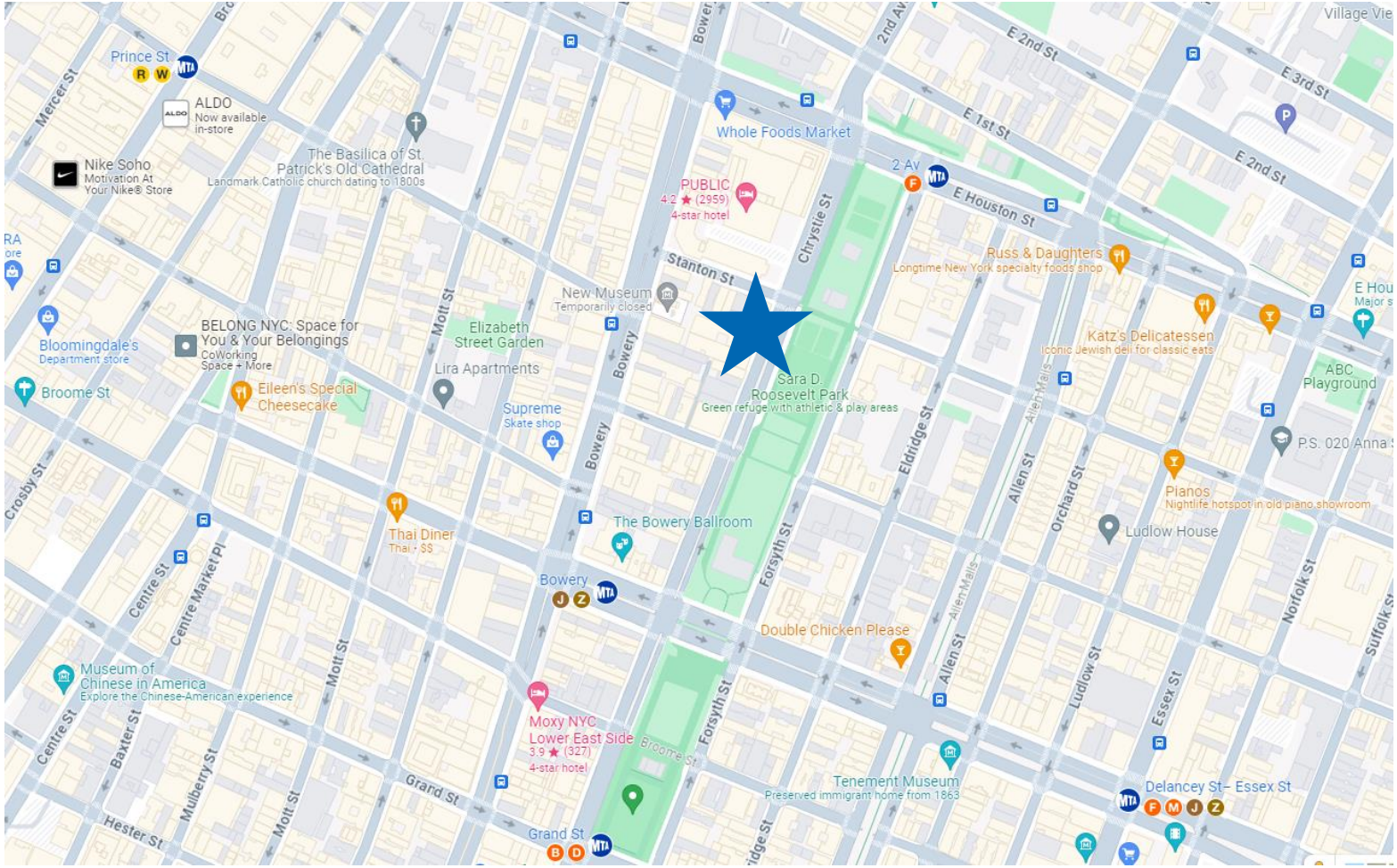
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GROUND FLOOR
 GROSS SQ.FT. = 4,883.38
 RESIDENTIAL GROSS SQ.FT. = 1,348.22
 COMMERCIAL GROSS SQ.FT. = 3,274.28
 TOTAL FLOOR NET SQ. FT. = 4,528.74

MEP DEDUCTIONS
 RESIDENTIAL = 24.66 SQ.FT.
 COMMERCIAL = 69.32 SQ.FT.
 TOTAL = 93.76 SQ.FT.

LEGEND:

- COMMERCIAL SPACE
- MEP DEDUCTIONS
- QUALITY HOUSING DEDUCTIONS
- STAIR DEDUCTION

1 GROUND FLOOR AREA DIAGRAM
 SCALE: 1/16" = 1' - 0"

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