



Highlights



Prime Bowery / NoLita location



Potential for a variety of uses, such as: Hostel, Hotel Conversion, Office/Tech Headquarters, MX Office, Private Club, etc.



In-Place Certificate of No-Harassment



50 feet of frontage along Bowery



Approximately 13,400± square feet of available air rights



Proximity to numerous subway stations: Broadway/Lafayette Station servicing B, D, M & F lines, Bowery Station servicing J & Z lines, 2nd Avenue Station servicing the F line, and Spring Street Station servicing the 6 line

Avison Young, as exclusive agent, is pleased to offer for sale 218-220 Bowery (the "Property"), a mixed-use hostel building located in the Nolita neighborhood of Manhattan. The Property, situated on the west side of Bowery between Spring Street and Prince Street, features approximately fifty (50) feet of frontage. Comprised of two restaurants/retail on the ground floor and a hostel above, the 16,700± square foot Property will be delivered vacant.

218-220 Bowery is currently improved with a four story mixed-used building. The hostel, spanning across the three upper floors, is made up of 125 beds and offered amenities such as a lounge with games, a television and snack bar. The Property, zoned C6-1, benefits from 13,400± square feet of unused air rights, yielding a total buildable square footage of 30,500±. The Property's in-place certificate of no-harassment (CONH) expires in January 2022, and the new application is already been prepared, presenting investors and developers with a variety of development and conversion opportunities.

The Property, located on Bowery along the border of NoLita and the Lower East Side, is nearby popular neighborhood establishments such as the New Museum of Contemporary Art and The Bowery Ballroom. Likewise, 220 Bowery has great access

to public transportation, allowing easy access to all of Manhattan, Brooklyn and Queens. The J and Z trains are easily accessible at the Bowery station, located two blocks south of the Property on the corner of Delancey Street and Bowery. Two blocks north of the Property, the 2nd Avenue Station services the F train. The Broadway-Lafayette subway station is a few blocks west on Houston St and services the B, D, F & M lines. Lastly, the 6 train is located at the Bleecker St station on Spring Street and Lafayette, just northwest of the Property.

The Property offers an investor, user or developer the opportunity to purchase a vacant property and pursue a variety of exciting conversion options.

Click here to register

For more information, please contact:

James Nelson
Principal, Head of Tri-State Investment Sales
212.729.6585
james.nelson@avisonyoung.com

Brandon Polakoff
Principal, Executive Director of Tri-State Investment Sales
212.230.5998
brandon.polakoff@avisonyoung.com

Ryan McGuirl
Senior Associate
908.392.0109
ryan.mcguirl@avisonyoung.com

Alexandra Marolda
Senior Associate
212.277.5558
alexandra.marolda@avisonyoung.com

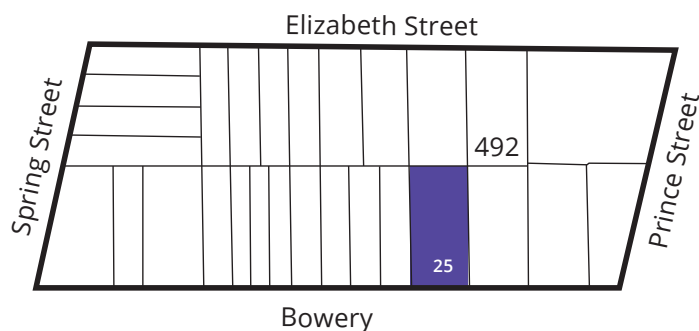
Bradley Rothschild
Senior Associate
212.230.5965
bradley.rothschild@avisonyoung.com

530 Fifth Avenue, 4th Floor | New York, NY 10036 | 212.729.7140 | avisonyoung.com

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Property Information

Address	218-220 Bowery
Block / Lot	492 / 25
Lot Dimensions	(50.08' x 100')
Lot Size	5,008 SF
Building Dimensions	(50' x 96')
Total SF (Approx.)	16,700 SF
Hostel SF	11,900 SF
Retail SF	4,800 SF
Stories	4
Zoning	C6-1
Special District	LI
Available Air Rights	13,348 SF
Tax Class	4
Real Estate Tax Assessment (20/21)	\$2,205,450
Annual Real Estate Tax (20/21)	\$235,851



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