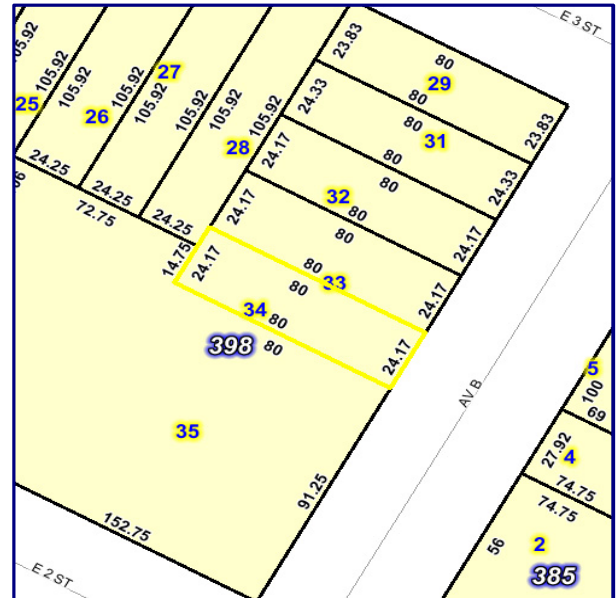


**PROPERTY INFORMATION:**

Block / Lot: 398 / 34  
 Lot Dimensions (approx.): 24' x 80'  
 Lot Sq. Footage (approx.): 1,920 sqft  
 Zoning: R7A w/ C1-5 overlay  
 Commercial F.A.R.: 2.0  
 Commercial Buildable (approx): 3,840 sqft  
 Residential F.A.R.: 4.0  
 Residential Buildable (approx): 7,680 sqft  
 Assessment (09/10) (approx): \$102,240  
 RE Taxes (09/10) (approx): \$10,687

Prime East Village retail space opportunity. The subject property is currently a 1,920 sqft gated, vacant outdoor garden with 24 ft of frontage on Avenue B. My client is looking to sign a long term triple net lease for a retail tenant. All uses will be considered. Additionally, the property can be built out to approximately 3,840 sqft of commercial space not including the basement.

**\*\*\*CALL FOR PRICING DETAILS\*\*\***



For Additional Information Please Contact Exclusive Broker:

**David W. Seid**

President - DSR New York  
 Direct Line: 917.882.6038  
 Fax: 212.431.2581  
 Email: david@dsrnewyork.com

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.**