



IPRG

**Brown
Harris
Stevens**

Co-Exclusive

224 EAST 12TH STREET, NEW YORK, NY 10003

EXCLUSIVE OFFERING MEMORANDUM

Vacant, Turn-Key, Renovated Building in the East Village

224 EAST 12TH STREET, NEW YORK, NY 10003

IPRG x **Brown Harris Stevens**

Co-Exclusive Listing

224 EAST 12TH STREET, NEW YORK, NY 10003

VACANT, TURN-KEY, RENOVATED BUILDING

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

IPRG

Adam Lobel

IPRG

Founding Partner

718.360.8815

adam@iprg.com

Zachary Ziskin

IPRG

Partner

718.360.0969

zachary@iprg.com

Justin Zeitchik

IPRG

Partner

718.360.8827

justin@iprg.com

Christian Ingenito

IPRG

Associate

718.416.6132

cingenito@iprg.com

Brown Harris Stevens

Wolf Jakubowski

Brown Harris Stevens

Licensed Associate Real Estate Broker

212-588-5630

wjakubowski@bhsusa.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

2024 IPRG x Brown Harris Stevens Co-Exclusive

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INVESTMENT PRICING

224 EAST 12TH STREET





OFFERING PRICE

\$13,000,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

Co-Living
Units

10,000
Approx. SF

East Village
Neighborhood

\$1,300
Price/SF

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PROPERTY INFORMATION

224 EAST 12TH STREET



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VACANT, TURN-KEY, RENOVATED BUILDING

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) and Brown Harris Stevens (BHS) are pleased to present 224 East 12th Street, a 23 ft. x 70 ft., 5-story building located between 2nd and 3rd Avenue in the heart of Manhattan's vibrant East Village. This listing is a co-exclusive with Brown Harris Stevens Residential Sales LLC. The building sits on a 23.3' x 106.5' lot, providing flexibility for a variety of potential uses and will be delivered fully vacant.

Owned and developed by a non-profit institution for youth education programs, this approximately 10,000 square feet property underwent a complete gut renovation in 2012, including new steel and concrete construction. It is fully ADA-compliant with a commercial-grade elevator and benefits from a new Certificate of Occupancy.

Located just steps from the 4, 5, 6, L, N, Q, R, W, B, D, and F subway lines, it provides quick and efficient access throughout Manhattan and the outer boroughs.

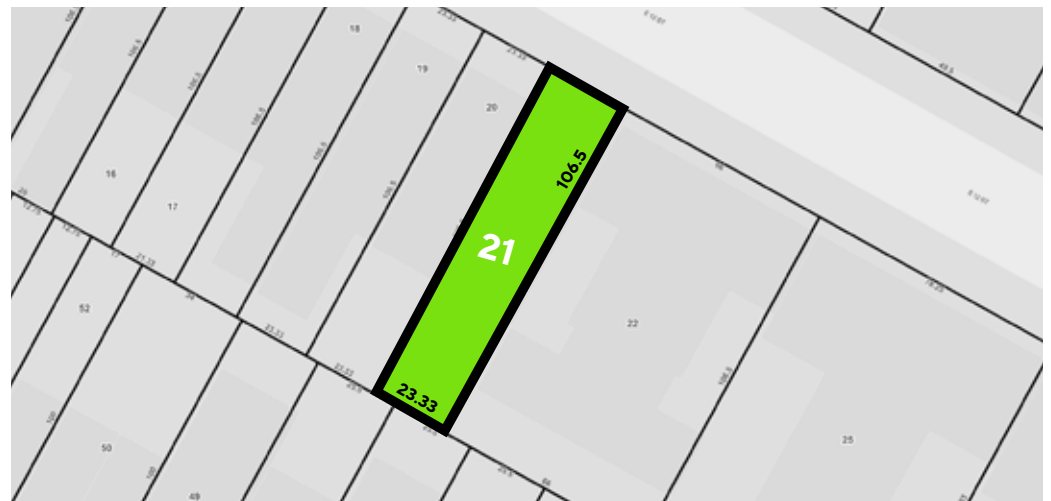
CURRENT LAYOUT

- **Lower Level:** Commercial-grade communal kitchen, open floor layout, bathroom, and access to a private rear garden.
- **Ground Floor:** Disability access, bathroom, open floor plan.
- **Second Floor:** Open floor plan, bathroom.
- **Third Floor:** Dormitory-style housing in two large rooms and shared communal bathrooms.
- **Fourth Floor:** A two-bedroom, two-bath apartment and a studio apartment.
- **Fifth Floor:** Dormitory-style housing in two large rooms and shared communal bathrooms.

BUILDING INFORMATION

BLOCK & LOT:	467-21
NEIGHBORHOOD:	East Village
CROSS STREETS:	2nd Avenue & 3rd Avenue
BUILDING DIMENSIONS:	23 ft x 70 ft
LOT DIMENSIONS:	23.33 ft x 106.5 ft
# OF UNITS:	-
APPROX. TOTAL SF:	10,000
ZONING:	R8B
TAX CLASS:	2B
NOTES:	Vacant, Turn-Key, Renovated Building

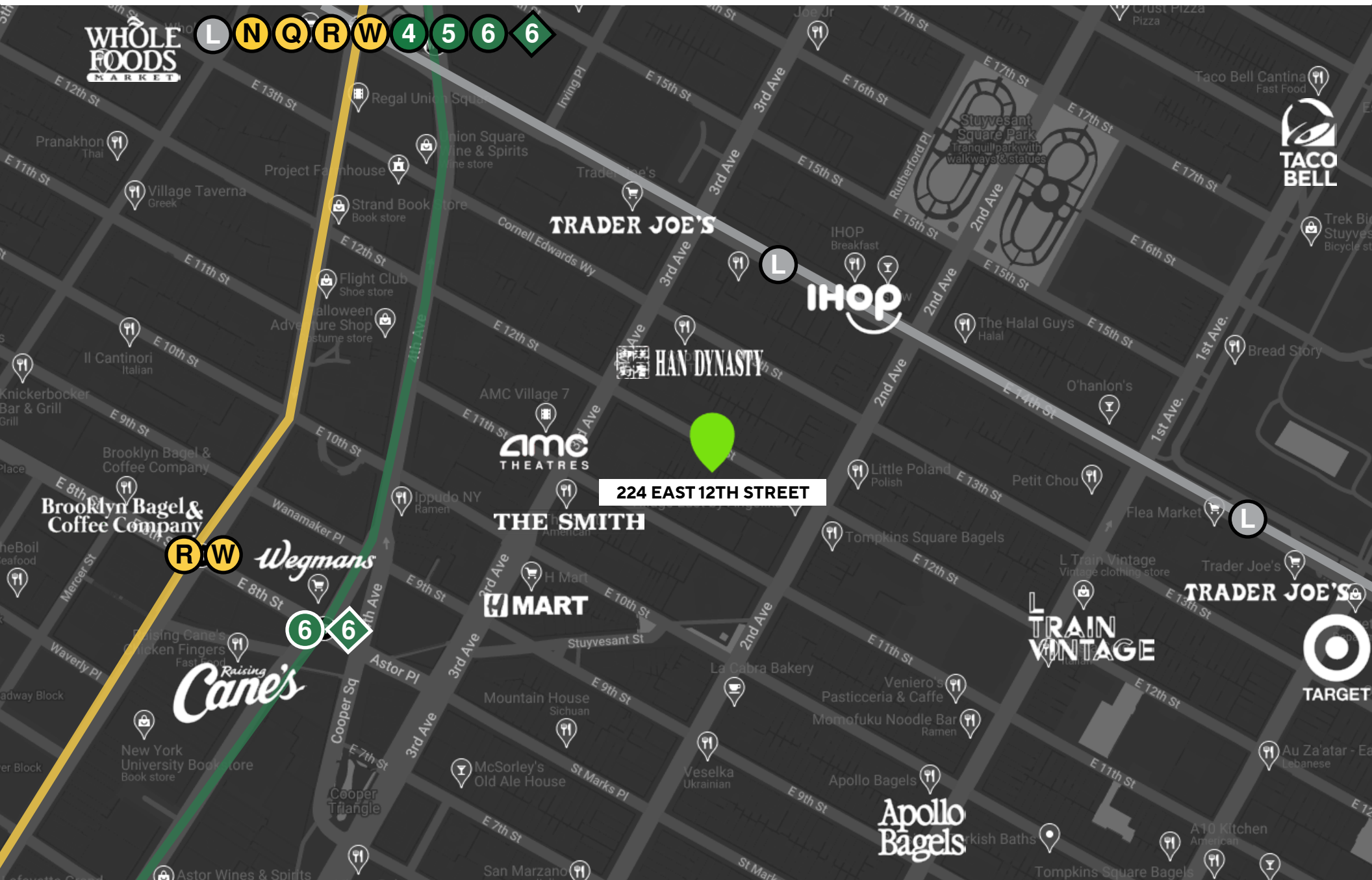
TAX MAP



224 EAST 12TH STREET, NEW YORK, NY 10003

VACANT, TURN-KEY, RENOVATED BUILDING

PROPERTY MAP



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VACANT, TURN-KEY, RENOVATED BUILDING

PROPERTY PHOTOS



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VACANT, TURN-KEY, RENOVATED BUILDING

FLOOR PLANS



224 EAST 12TH STREET, NEW YORK, NY 10003

VACANT, TURN-KEY, RENOVATED BUILDING

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

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CO Number: 110190141F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Manhattan		Block Number: 00467	Certificate Type: Final
Address: 224 EAST 12 STREET		Lot Number(s): 21	Effective Date: 05/07/2014
Building Identification Number (BIN): 1006833			
		Building Type: Altered	
For zoning lot metes & bounds, please see BISIWeb.			
B. Construction classification: 1-C		(1968 Code)	
Building Occupancy Group classification: J2		(1968 Code)	
Multiple Dwelling Law Classification: HAEB			
No. of stories: 5	Height in feet: 53	No. of dwelling units: 6	
C. Fire Protection Equipment: Sprinkler system			
D. Type and number of open spaces: None associated with this filing.			
E. This Certificate is issued with the following legal limitations: None			
Borough Comments: None			

Borough Commissioner

Acting
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number: 110190141F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
C.E.L.	20	OG	F-4		3	DINING ROOM, KITCHEN & MECHANICAL ROOM
001	25	50	E		3	LOBBY, OFFICES, LOUNGE AND LIBRARY (ACCESSORY TO NON-PROFIT ORGANIZATION)
002	25	50	E		3	LOUNGE AREA (ACCESSORY TO NON-PROFIT ORGANIZATION)
003		50	J-2	2	3	MENS DORMITORY (ACCESSORY TO NON-PROFIT ORGANIZATION)
004		50	J-2	2	3	TWO (2) CLASS "A" APARTMENTS
005 005		50	J-2	2	3	WOMENS DORMITORY (ACCESSORY TO NON-PROFIT ORGANIZATION)
RO F		50	J-2		3	STORAGE & ELEVATOR BULKHEAD
THIS CO IS IN ACCORDANCE WITH HMC 27-2077(B). ONCE THE OWNERSHIP, OPERATION OR USE OF THE PREMISES CEASES, THE OCCUPANCY WILL EXPIRE. OCCUPANCY OF DORMITORY UNITS IS LIMITED TO STAYS OF 30 DAYS OR MORE. ANY STAY LESS THAN 30 DAYS WILL BE A VIOLATION OF THE CO.						
END OF SECTION						

Borough Commissioner

Acting
Commissioner

END OF DOCUMENT

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X
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224 EAST 12TH STREET
NEW YORK, NY 10003

ADAM LOBEL
IPRG
718.360.8815
adam@iprg.com

ZACHARY ZISKIN
IPRG
718.360.0969
zachary@iprg.com

JUSTIN ZEITCHIK
IPRG
718.360.8827
jzeitchik@iprg.com

CHRISTIAN INGENITO
IPRG
718.416.6132
cingenito@iprg.com

WOLF JAKUBOWSKI
Brown Harris Stevens
212.588.5630
wjakubowski@bhsusa.com