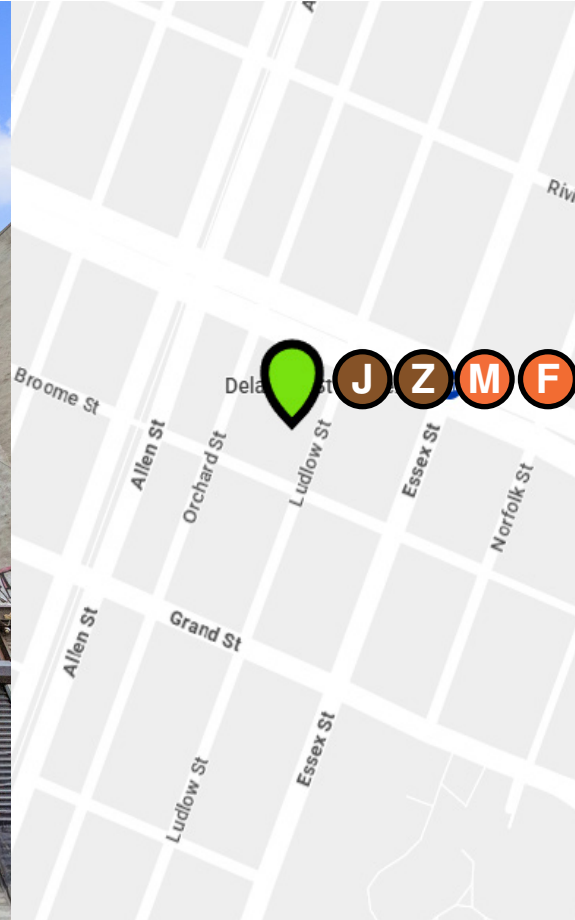


IPRG

85 LUDLOW STREET NEW YORK, NY 10002

CLOSED



SALE PRICE

\$2,600,000

PROPERTY DESCRIPTION

BLOCK & LOT:	409-23
NEIGHBORHOOD:	Lower East Side
CROSS STREETS:	Delancey Street & Broome Street
PROPERTY DIMENSIONS:	25 ft x 76 ft
LOT DIMENSIONS:	25 ft x 87.83 ft
ZONING:	C4-4A / R7A
FAR:	4
TAX CLASS:	Tax Class 2: \$87,480

SALE METRICS

20 Apts & 2 Stores	8,680
# of Units	Approx. SF
\$118,182	\$300
Price/Unit	Price/SF

ADAM
LOBEL
718.360.8815

ZACHARY
ZISKIN
718.360.0969

JUSTIN
ZEITCHIK
718.360.8827

CHRISTIAN
INGENITO
718.360.5749