

# 13 EAST 9TH STREET | GREENWICH VILLAGE, NY 10003

GOLD COAST MULTIFAMILY TOWNHOUSE | GARDEN LIVING IN THE HEART OF THE VILLAGE | STRONG IN PLACE INCOME





# THE OPPORTUNITY

Spanning 6,702 square feet, 13 East 9th Street is a distinguished multifamily townhouse situated in the prestigious “Gold Coast” of Greenwich Village. This historic property currently comprises six residential units, five of which are free market and one rent-stabilized, offering a blend of flexible rental income potential and historic charm. Each unit within the building boasts high ceilings and original architectural details, preserving the character of the townhouse while providing modern living comforts. Recent renovations have thoughtfully updated the spaces, including the addition of Chevron hardwood floors, upgraded plumbing and electrical systems, and modernized bathrooms.

The garden duplex stands out with its spacious layout, featuring a chef’s kitchen equipped with high-end appliances such as a Sub-Zero refrigerator, Viking range, and wine cooler, making it perfect for gourmet cooking and entertaining. French doors open from the living area to a private, lush garden, offering a rare indoor-outdoor living experience in the heart of Manhattan. The upper units are equally impressive, with expansive windows that flood the space with natural light, and some offering en-suite bathrooms with marble finishes and walk-in closets.

A unique highlight of this property is the additional 2,608 square feet of air rights available, pending Landmarks Committee approval. This presents an exceptional opportunity for future expansion or redevelopment, significantly enhancing the property’s value and growth potential. The units are currently rented on a furnished short-term basis, maximizing income while providing flexibility for future development or luxury conversion. Located just off the Gold Coast, this property benefits from proximity to upscale amenities, cultural landmarks, and renowned educational institutions, making it an attractive investment opportunity with both immediate income potential and long-term value. Whether maintaining its current configuration or exploring the possibilities of a luxury townhouse conversion, 13 East 9th Street is poised to deliver substantial returns in one of New York City’s most coveted neighborhoods.



# INVESTMENT HIGHLIGHTS

ASKING PRICE: \$9,300,000

**WELCOME TO 13 EAST 9TH STREET**, a rare opportunity for transformation in one of New York City's most dynamic neighborhoods.

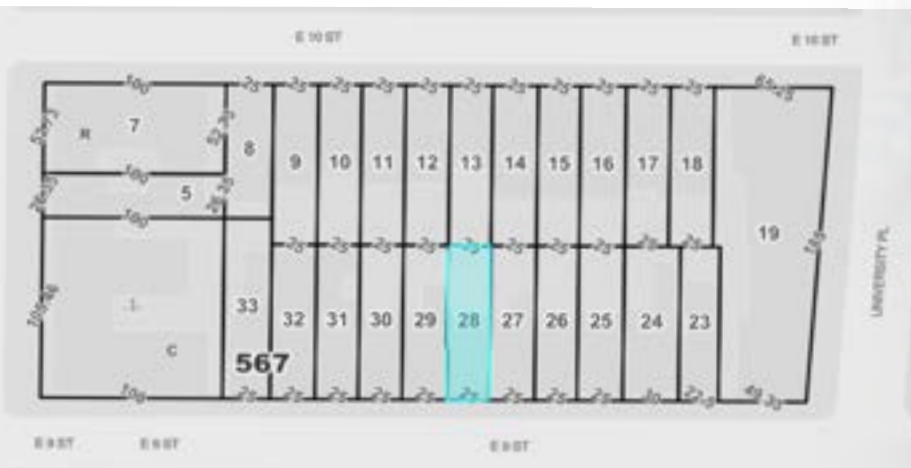
- Additional 1,232 square feet of air rights can be used, pending landmark contingent upon Landmark Preservation's Commission approval
  - Opportunity for expansion of current units or additional units
  - Opportunity for redevelopment into high-end single-family townhome
  - The property is currently configured as 6 units and is tax class 2a protected
- Ownership is currently operating the property as monthly furnished rentals
- Appeals to buyers seeking sophistication and exclusivity in the "Gold Coast" of Manhattan
- Close to upscale amenities, cultural landmarks, and renowned educational institutions



# PROPERTY INFORMATION

Address:	13 East 9th Street
Location:	Located on the North side of East 9th Street between Fifth Avenue and University Place
Block:	567
Lot:	28
Lot Dimensions:	25' x 92.25'
Building Dimensions:	25' x 51.5'
Stories:	5
Gross Square Footage:	±6,702 SF
Zoning:	R7-2
Lot Size:	±2,306 SF
Assessment (24/25):	\$751,169
Tax Rate:	12.5020%
Tax Class:	2A
Taxes (24/25):	\$93,911

## TAX MAP



# 13 EAST 9TH STREET | GREENWICH VILLAGE, NY 10003

GOLD COAST MULTIFAMILY TOWNHOUSE | GARDEN LIVING IN THE HEART OF THE VILLAGE | STRONG IN PLACE INCOME

## EXCLUSIVELY LISTED BY

### **BROCK EMMETSBERGER**

EXECUTIVE VICE PRESIDENT

Direct (646) 868-0013

brock.e@matthews.com

### **JAMESON HILL**

SALES ANALYST

Direct (347) 321-6749

Mobile (203) 984-0742

jameson.hill@matthews.com

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES