

BANKRUPTCY SALE

Retail Condo

105 East 16th Street

6,741 SF Retail Condo in Union Square

Ariel
GREM Partner



Retail Condo at 105 East 16th Street, New York, NY 10003

6,741 SF Retail Condo in Union Square | **BANKRUPTCY SALE**



VIRTUAL TOUR - CLICK HERE



- Retail Condo located in heart of Union Square between Park Avenue South and Irving Plaza
- The total unit size of 6,741 SF is apportioned with 3,812 SF above grade, 1,299 SF in a fully built cellar, and 1,630 SF as part of the mezzanine level.
- Currently configured as an assembly/ event space and headquarters for a professional organization
- Ideal location for event space, gallery or retail showroom
- Located around the corner from 4/5/6/L/N/Q/R/W subways
- Delivered vacant

Block / Lot	872 / 1001
Cellar	1,299
1st Floor	3,812
Mezzanine Level	1,630
Total Unit Sq.Ft.	6,741
Tax Class	4
Assessment (25/26)	\$742,230
NFP-Contemplated Use	(\$742,230)
Real Estate Taxes (25/26)	\$0
Real Estate Taxes without Exemptions	\$80,517
Monthly CAM Charges	\$5,812

*All square footage/buildable area calculations are approximate

Bidding Deadline: June 4th, 2026 | **Auction Date:** June 15th, 2026

Minimum Bid: \$2,600,000 | Subject to Bankruptcy Court Approval | Inquire for Official Bid Procedures

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | **arielpa.nyc**

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For Financing Information:

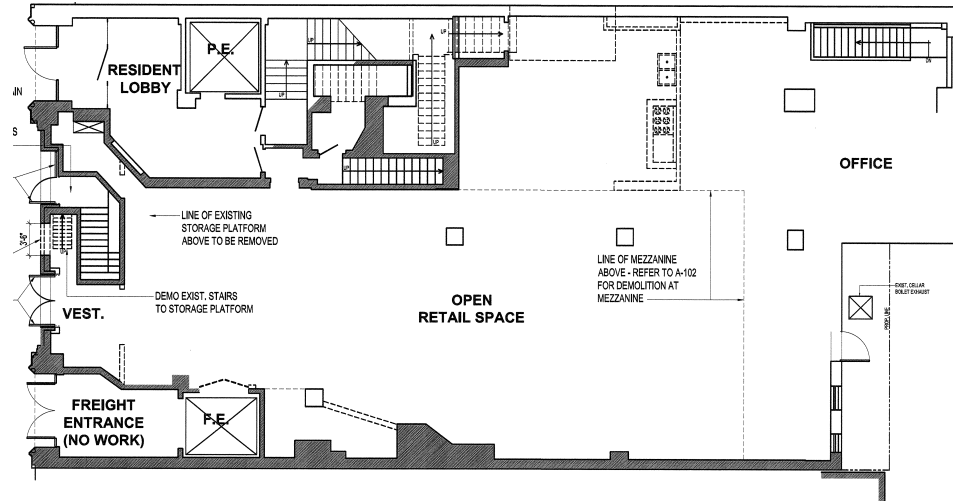
Benjamin Schlegel x81
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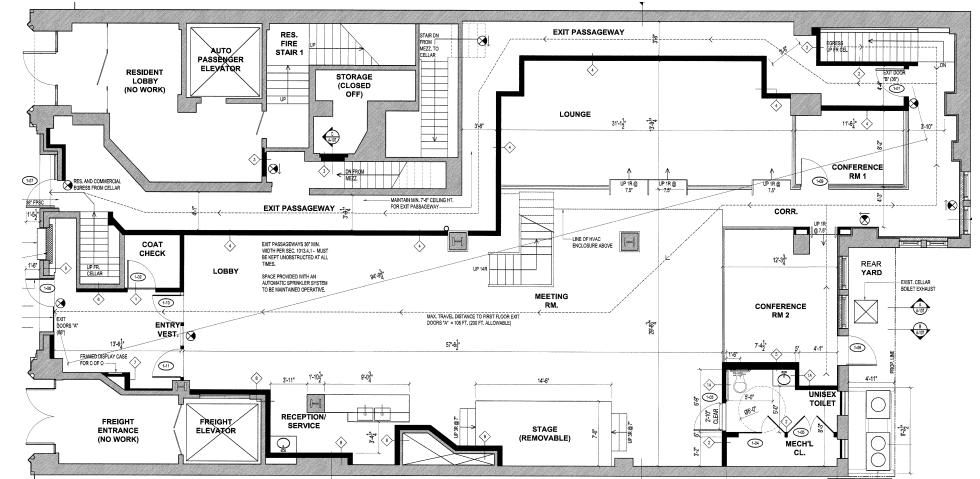
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FIRST FLOOR - EXISTING CONDITIONS



FIRST FLOOR - CONSTRUCTION PLAN



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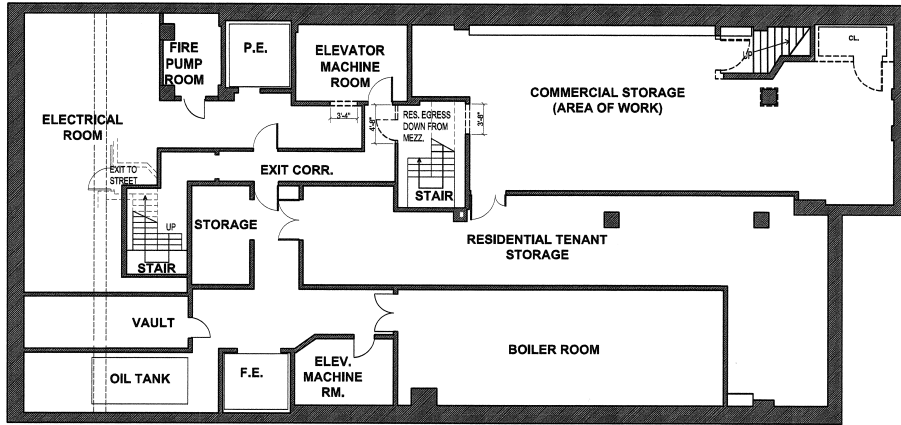
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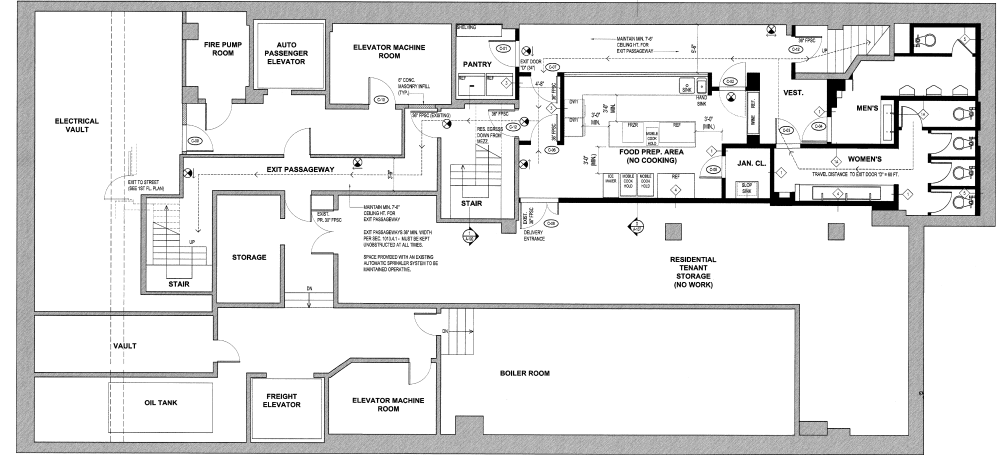
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CELLAR - EXISTING CONDITIONS



CELLAR - CONSTRUCTION PLAN



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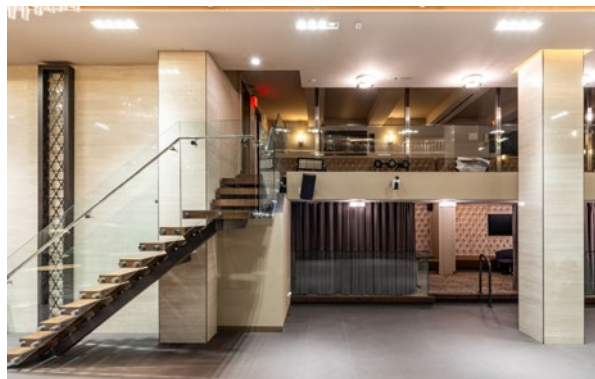
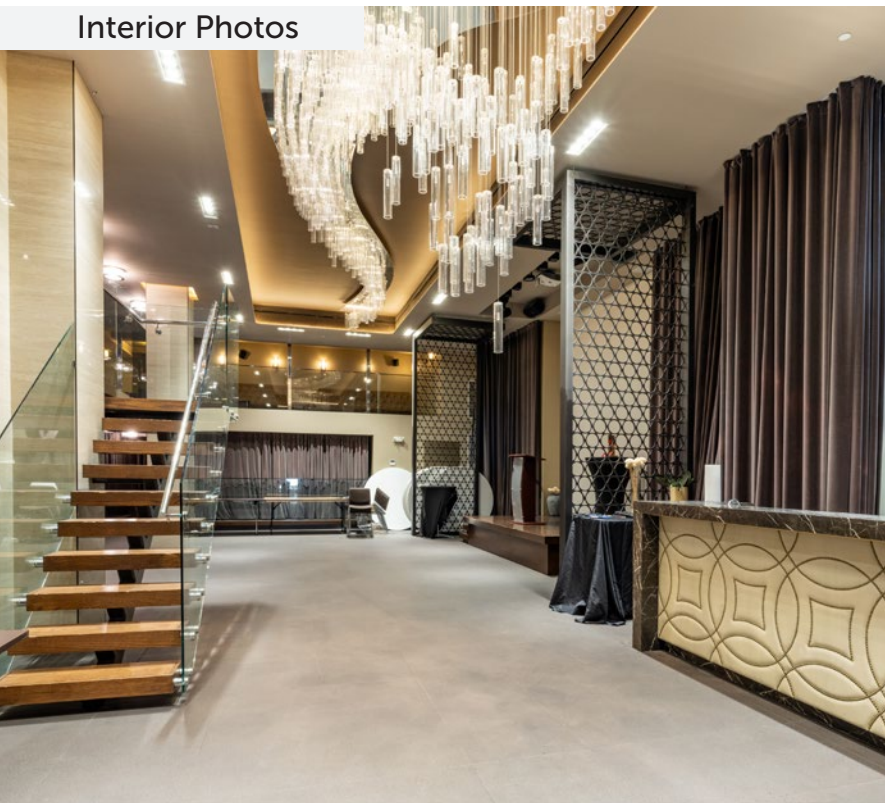
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Interior Photos



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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 the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, 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 contained herein. May 27, 2026 3:53 pm

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EDUCATIONAL

- 1 NYU
- 2 The New School
- 3 Cardozo School of Law
- 4 NYU School of Professional Studies
- 5 St. John's University

ENTERTAINMENT AND ACTIVITIES

- 1 Regal Union Square
- 2 Cinema Village
- 3 Quad Cinema

RETAIL

- 1 Whole Foods Market
- 2 Strand Book Store
- 3 Facebook

FOOD & BEVERAGE

- 1 Trader Joe's
- 2 Old Town Bar
- 3 Boucherie Union Square
- 4 Il Cantinori
- 5 Gotham Bar and Grill
- 6 Japonica
- 7 Gramercy Tavern
- 8 The Grey Dog - Strip House
- 9 Strip House
- 10 Corkbuzz Wine Studio
- 11 Union Square Wines
- 12 Irving Farm New York

HOTEL

- 1 W New York – Union Square

Transportation Score



100
Public Transportation

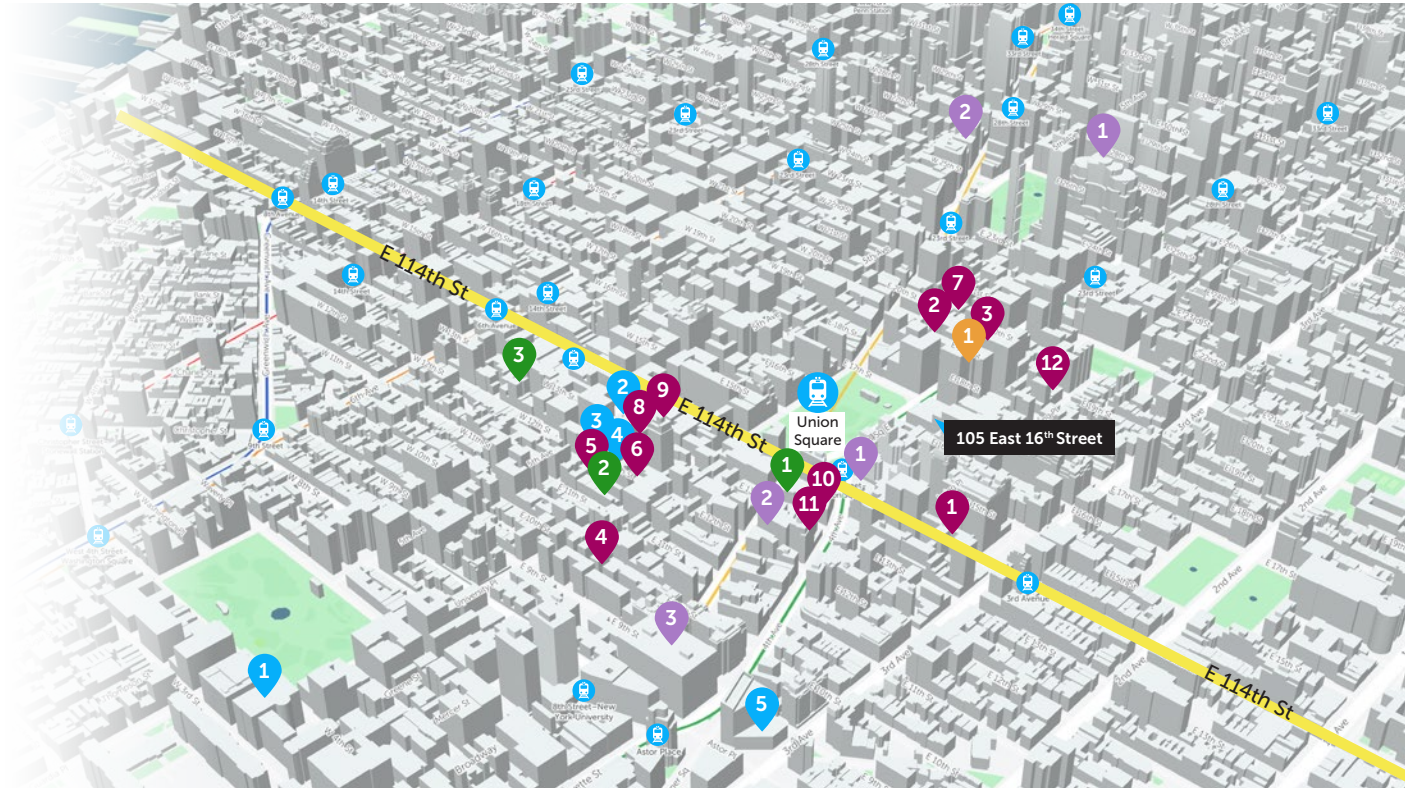


94
Rider's Paradise



100
Walker's Paradise

[Visit Walk Score Website](#)



Walking
Distance to



4 MINUTES WALK
Union Square

10 MINUTES WALK
Flarton Building

14 MINUTES WALK
Washington Square Park

22 MINUTES WALK
Empire State Building

25 MINUTES WALK
The High Line

27 MINUTES WALK
Meatpacking District