

21 Greenwich Ave. Greenwich Village, NY



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BUCHBINDER & WARREN
REALTY GROUP, LLC

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21 Greenwich Ave./ 128 West 10th Street (Greenwich Village)

Asking Price: Upon Request
Neighborhood: Greenwich Village
(corner of Greenwich Ave.
& 10th Street)
Block/Lot: 00610-0053
Lot Dimension: 26.17' x 65'
Lot sf (approx.): 2,158
Zoning: C1-6, 12C
FAR: existing 2.24
FAR: a) Community Facility: 6.5
b) Residential: 3.44
c) Commercial: 2.0
Air Rights: 2,590 sf
Historic District: Greenwich Village
RE Assessment: \$756,000
RE Tax: \$92,497
Transportation: **A, C, E, B, D, F, M, PATH**

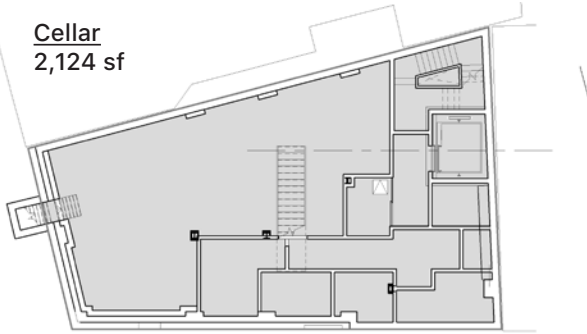


Buchbinder & Warren Realty Group, LLC has been retained as the exclusive agent for the sale of 21 Greenwich Avenue aka 128 West 10th Street. This world class corner offers an individual buyer an opportunity to develop a one of a kind mega townhouse with an income producing retail space or a potential investor or developer to create an incredible income producing residential and retail asset or condominium conversation.

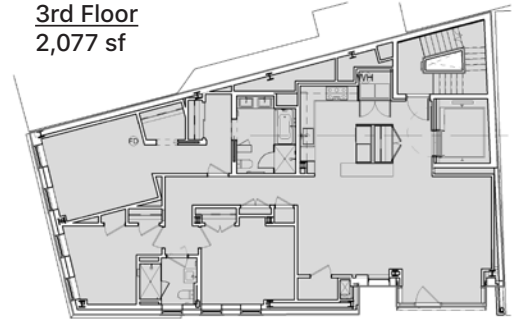
This vacant property will be delivered with approved DOB plans, as well as LPC approval. With 26.2' of frontage on Greenwich Ave., and 65' of frontage on 10th St. conveniently located in the heart of Greenwich Village, and surrounded by the best dining and entertainment NYC has to offer. With service to the A, C, E, B, D, F, M, and PATH trains, 21 Greenwich is easily accessible.

Approved Floorplans

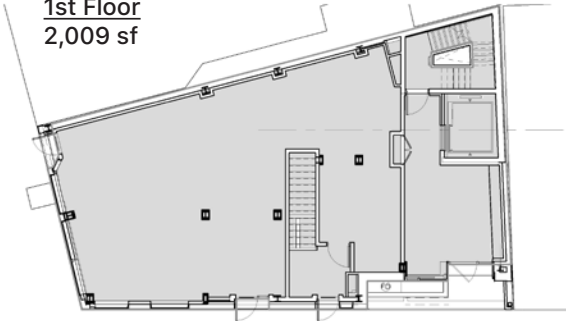
Cellar
2,124 sf



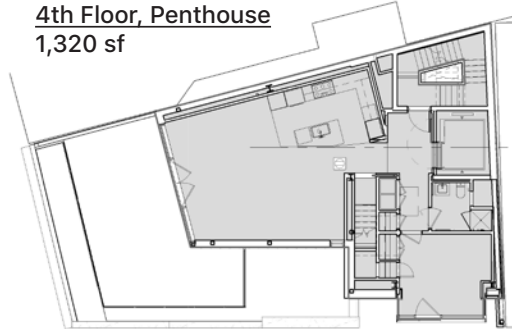
3rd Floor
2,077 sf



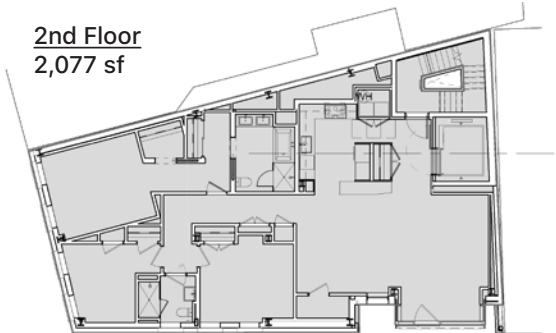
1st Floor
2,009 sf



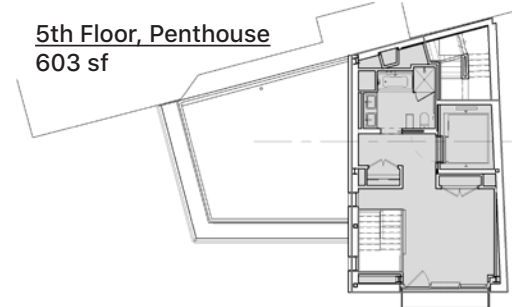
4th Floor, Penthouse
1,320 sf



2nd Floor
2,077 sf



5th Floor, Penthouse
603 sf

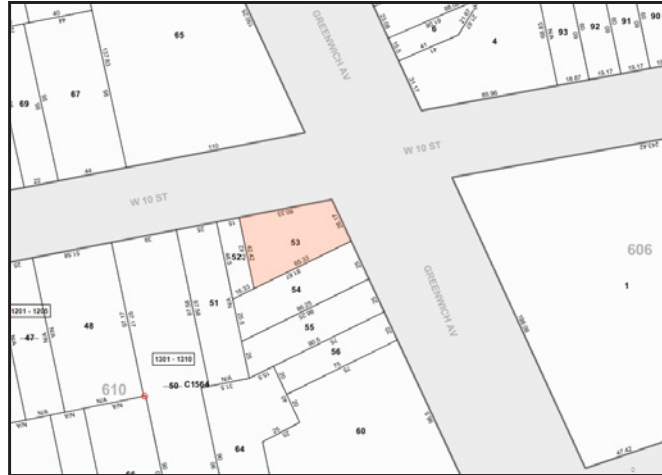


Duplex PH

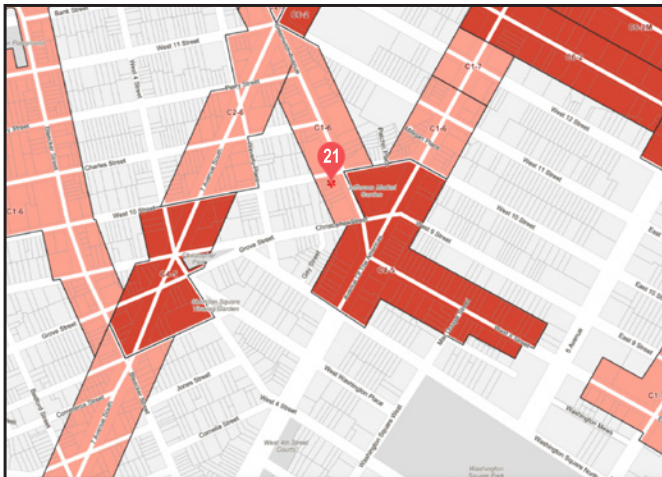
Neighborhood Map



Tax Map



Commercial Zoning Map



Zoning Map



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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