



LOWER EAST SIDE

NEW YORK, NY

# 67 Ludlow Street Offering Memorandum



MARSHAL LI  
Lic. Assoc. R.E. Broker  
M: 917.216.0661  
[marshal.li@compass.com](mailto:marshal.li@compass.com)

COMPASS  
COMMERCIAL





I. Executive Summary

---

II. Property Overview

---

III. Neighborhood Overview

---

67 LUDLOW STREET

# Executive Summary

NEW YORK, NY



# Executive Summary



Offered for the first time in nearly 40 years, 67 Ludlow Street is the kind of asset that rarely comes to market. This property has been held within the same family since the mid-1980s, a tenure that speaks for itself.

The building is a 21-unit pre-war walk-up on the Lower East Side with 20 rent stabilized studios above a retail ground-floor laundromat offering both on-site washing and off-premise dry cleaning services. Twenty units across a single asset provides meaningful income diversification, reducing the exposure any one vacancy can have on the overall rent roll. The income is stable, fully occupied, and at \$157,000 per unit this represents an exceptionally attractive entry point for a Manhattan income-producing asset.

Ludlow Street sits steps from the F, J, M and Z trains with some of downtown Manhattan's best dining, nightlife, and retail at its doorstep. This offering is best suited for a 1031 exchange or all-cash buyer with a long term view. The Lower East Side has proven itself time and again and for a patient investor, 67 Ludlow is the kind of asset that quietly rewards those who hold it.

# Executive Financial Summary

## Property Details

|                    |                  |
|--------------------|------------------|
|                    |                  |
| ADDRESS            | 67 Ludlow Street |
| OFFERING PRICE     | \$3,300,000      |
| RESIDENTIAL UNITS  | 20               |
| COMMERCIAL UNITS   | 1                |
| FLOORS             | 6                |
| YEAR BUILT         | 1900             |
| BUILDING DIMENSION | 25'X67'          |
| BLOCK & LOT        | 408-20           |
| CURRENT CAP RATE   | 6.50%            |
| PRICE PER UNIT     | \$157,143        |
| CURRENT GRM        | 8.95x            |

## Operating Expenses

|                |              |
|----------------|--------------|
|                |              |
| PROPERTY TAXES | \$85,785.00  |
| WATER & SEWER  | \$13,992.82  |
| INSURANCE      | \$14,657.34  |
| GAS & ELECTRIC | \$32,109.02  |
| MAINTENANCE    | \$7,500.00   |
| TOTAL EXPENSES | \$154,044.18 |

## Net Operating Income

|                        |             |              |
|------------------------|-------------|--------------|
|                        | MONTHLY     | ANNUAL       |
| GROSS RESIDENTIAL RENT | \$24,171.75 | \$290,061.00 |
| GROSS COMMERCIAL RENT  | \$6,556.36  | \$78,676.32  |
| GROSS TOTAL INCOME     | \$30,728.11 | \$368,737.32 |
| PROPERTY TAXES         | \$7,148.75  | \$85,785.10  |
| OPERATING EXPENSES     | \$5,688.26  | \$68,259.18  |
| TOTAL EXPENSES         | \$12,837.01 | \$154,044.18 |
| NET OPERATING INCOME   | \$17,891.10 | \$214,693.20 |



67 LUDLOW STREET

# Property Overview

NEW YORK, NY

# Rent Roll

| UNIT | APPROX SQFT | LEGAL (2025)           | CURRENT RENT | MARKET STATUS     |
|------|-------------|------------------------|--------------|-------------------|
| 1    | 350         | \$1,400.00             | \$1,400.00   | RS                |
| 2    | 350         | \$1,000.00             | \$1,000.00   | RS                |
| 3    | 350         | \$1,067.55             | \$1,067.55   | RS                |
| 4    | 350         | \$467.33               | \$467.33     | RS                |
| 5    | 350         | \$650.00               | \$650.00     | RS                |
| 6    | 350         | \$1,250.00             | \$1,200.00   | RS                |
| 7    | 350         | \$378.23               | \$378.23     | RS                |
| 8    | 350         | \$1,318.17             | \$1,318.17   | RS                |
| 9    | 350         | \$1,713.99             | \$1,765.41   | RS                |
| 10   | 350         | \$1,564.37             | \$1,564.37   | RS                |
| 11   | 350         | \$981.90               | \$981.90     | RS                |
| 12   | 350         | \$1986.28              | \$1,800.00   | RS                |
| 13   | 350         | \$1,527.71             | \$1,527.54   | RS                |
| 14   | 350         | \$1,600.00             | \$1,672.00   | RS                |
| 15   | 350         | \$1,598.31             | \$1,598.31   | RS                |
| 16   | 350         | \$1,238.60             | \$1,238.60   | RS                |
| 17   | 350         | \$1,172.09             | \$1,175.00   | RS                |
| 18   | 350         | \$1,522.63             | \$1,522.53   | RS                |
| 19   | 350         | \$827.04               | \$827.04     | RS                |
| 20   | 350         | \$973.94               | \$1017.77    | RS                |
| 21   | COMMERCIAL  | LEASE EXP.<br>11/30/43 | \$6,556.36   | +3% BIENNIAL ESC. |
|      |             | MONTHLY                | \$30,728.11  |                   |
|      |             | ANNUAL                 | \$368,737.32 |                   |





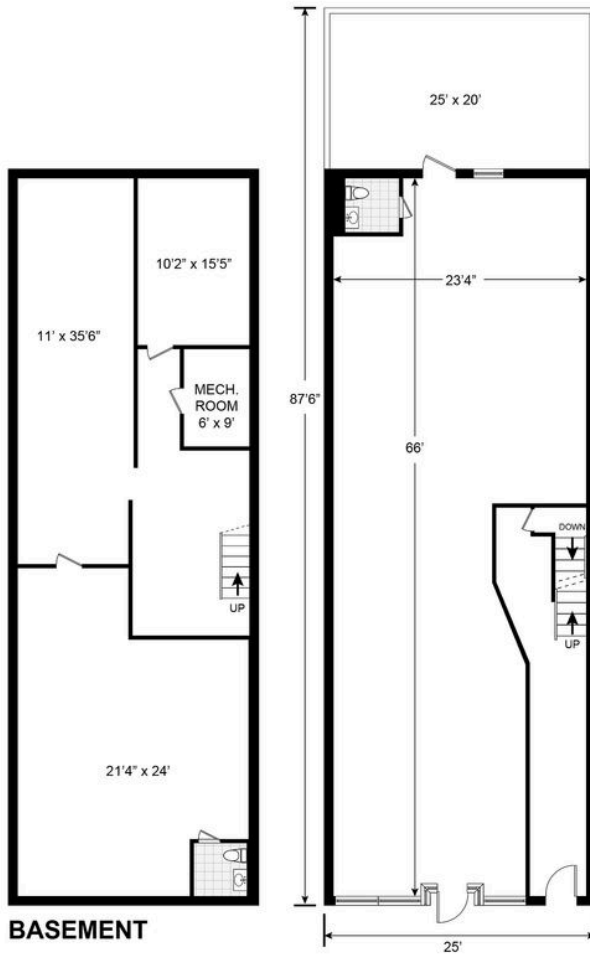
**FOURTH FLOOR**



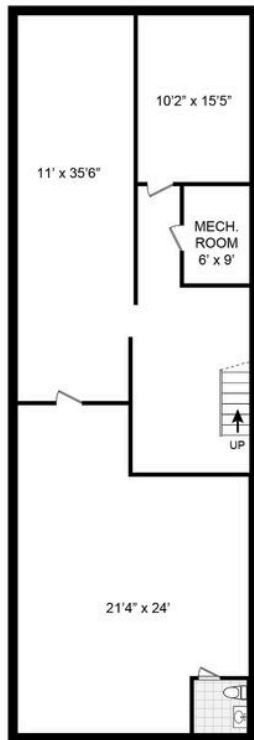
**FIFTH FLOOR**



**SIXTH FLOOR**



**FIRST FLOOR  
COMMERCIAL**



**BASEMENT**



**SECOND FLOOR**



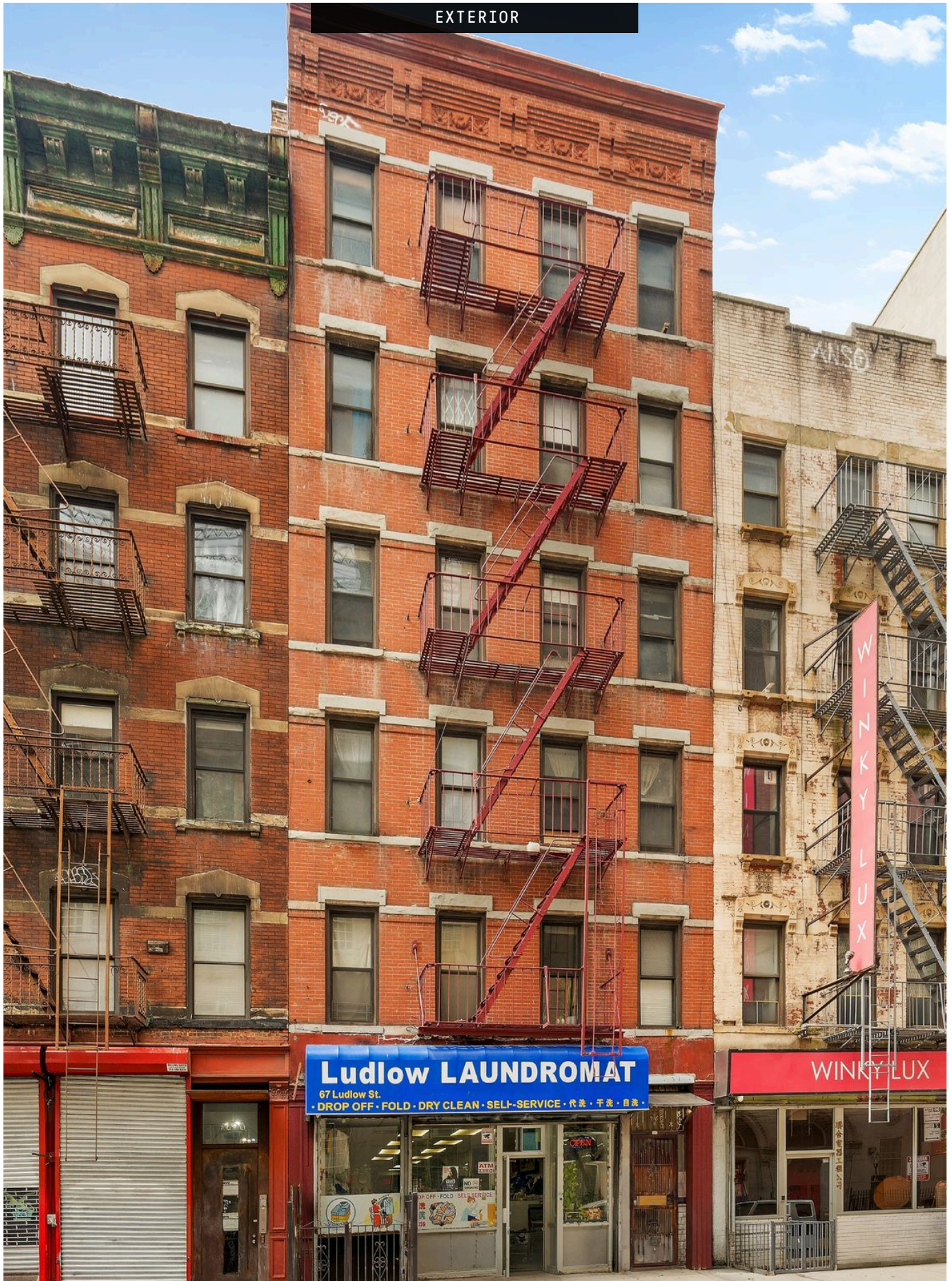
**THIRD FLOOR**



## 67 LUDLOW STREET

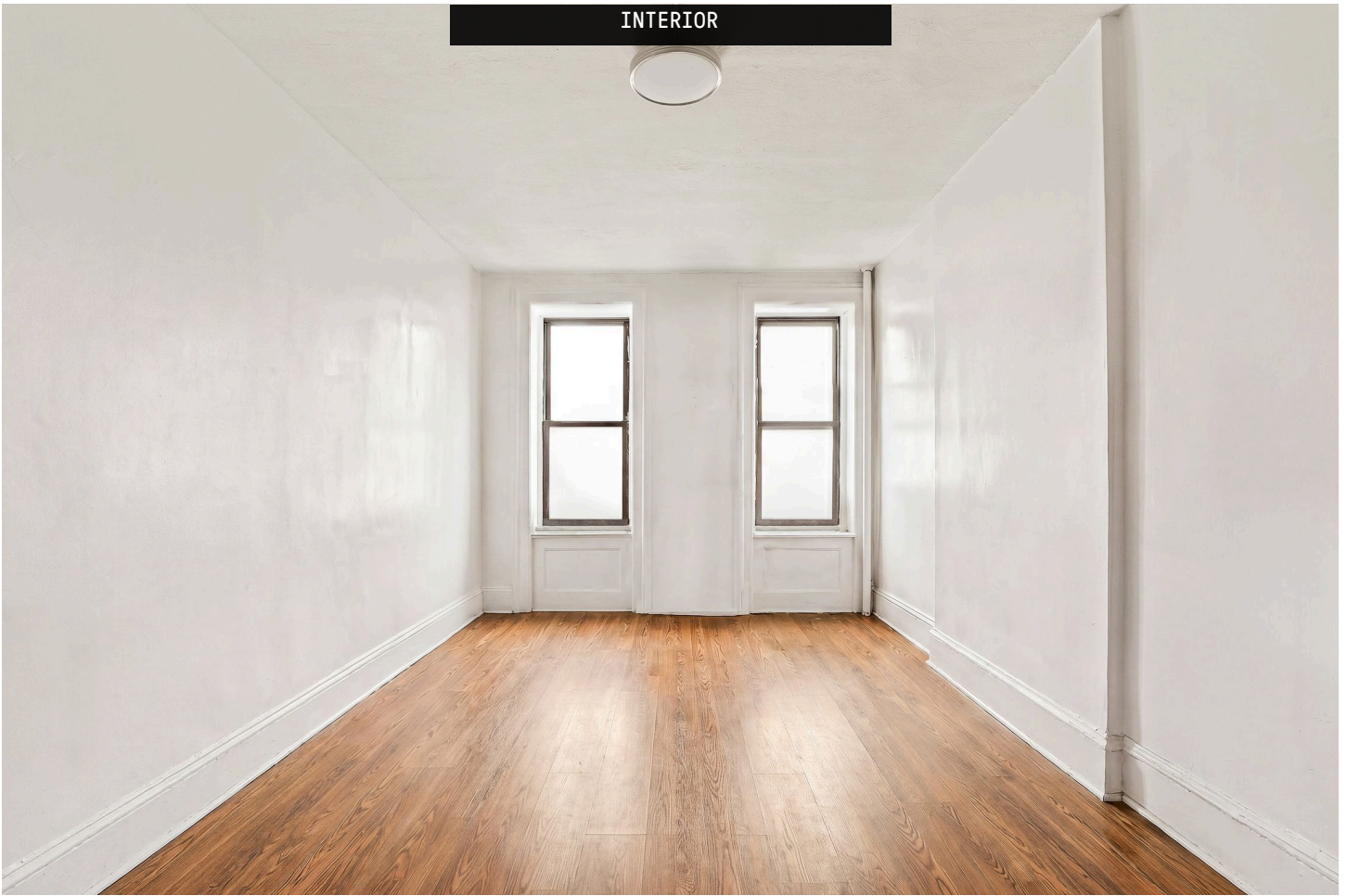


EXTERIOR





INTERIOR





ADDITIONAL PHOTOS



67 LUDLOW STREET

# Neighborhood Overview

NEW YORK, NY



# Lower East Side



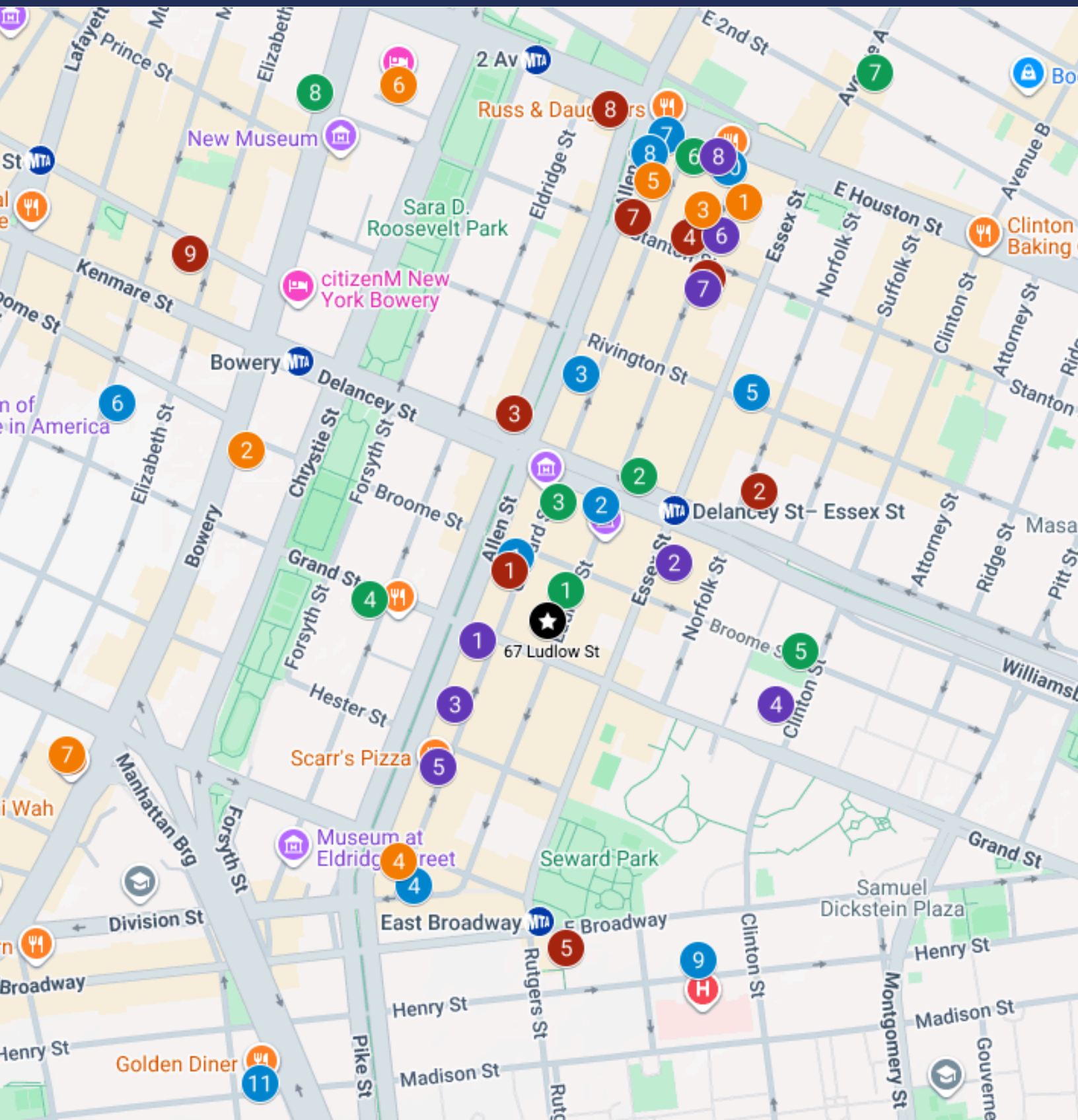
The Lower East Side (LES) is one of Downtown Manhattan's most dynamic and rapidly evolving neighborhoods. Once defined by its immigrant roots and gritty charm, the neighborhood has undergone a significant transformation marked by luxury condominiums, boutique hotels, and a thriving dining and nightlife scene all while retaining the cultural character that makes it unique.

Today, the LES balances grit and glamour, with Michelin-starred restaurants, world-class museums, and a vibrant contemporary art scene, drawing a diverse mix of residents, visitors, and businesses. Ludlow Street sits at the heart of this energy, well-known as a premier destination for independent retail, dining, and entertainment. Major developments such as Essex Crossing have further cemented the neighborhood's trajectory, introducing high-end residential, retail, and commercial spaces that continue to attract both first-time buyers and seasoned investors.

With strong foot traffic, excellent transit connectivity, and rising demand against a limited supply of available properties, the Lower East Side presents compelling long-term investment potential.



# Local Map





# Map Details

## FOOD

- |                      |                  |
|----------------------|------------------|
| 1 - Dudleys          | 85 Orchard St    |
| 2 - Le Jardin Bistro | 95 Delancey St   |
| 3 - Isla & Co.       | 139 Orchard St   |
| 4 - Kiki's           | 130 Division St  |
| 5 - Essex            | 124 Rivington St |
| 6 - Ceres            | 164 Mott St      |
| 7 - Russ & Daughters | 179 E Houston St |
| 8 - Fossetta         | 198 Allen St     |
| 9 - BETTY            | 193 Henry St     |
| 10 - Katz's Deli     | 205 E Houston St |
| 11 - Golden Diner    | 123 Madison St   |

## FITNESS

- |                        |                 |
|------------------------|-----------------|
| 1 - Pilates on Ludlow  | 77 Ludlow St    |
| 2 - F45 Training       | 100 Delancey St |
| 3 - CONBODY            | 102 Orchard St  |
| 4 - WillyB Fitness     | 285 Grand St    |
| 5 - VITAL Climbing Gym | 182 Broome St   |
| 6 - Equinox            | 200 Orchard St  |
| 7 - TMPL Fitness       | 28-30 Avenue A  |
| 8 - Solidcore          | 250 Bowery      |

## BARS

- |                           |                  |
|---------------------------|------------------|
| 1 - Bar Valentina         | 85 Orchard St    |
| 2 - The Back Room         | 102 Norfolk St   |
| 3 - Double Chicken Please | 115 Allen St     |
| 4 - Bar Revival           | 161 Ludlow St    |
| 5 - 169 Bar               | 169 E Broadway   |
| 6 - Pianos                | 158 Ludlow St    |
| 7 - 82 Stanton            | 82 Stanton St    |
| 8 - Two Doors Down        | 159 E Houston St |
| 9 - Mother's Ruin         | 18 Spring St     |

## SHOPPING

- |                              |                  |
|------------------------------|------------------|
| 1 - Seven Wonders Collective | 319 Grand St     |
| 2 - Essex Market             | 88 Essex St      |
| 3 - Sweet Pickle Books       | 47 Orchard St    |
| 4 - Trader Joe's             | 400 Grand St     |
| 5 - November 19 Shop         | 37 Orchard St    |
| 6 - Assembly New York        | 170 Ludlow St    |
| 7 - Reformation              | 156 Ludlow St    |
| 8 - Marshalls                | 197 E Houston St |

## HOTELS

- |                      |                 |
|----------------------|-----------------|
| 1 - The Ludlow Hotel | 180 Ludlow St   |
| 2 - MOXY             | 145 Bowery      |
| 3 - Hotel Indigo     | 171 Ludlow St   |
| 4 - Nine Orchard     | 9 Orchard St    |
| 5 - SIXTY            | 190 Allen St    |
| 6 - PUBLIC Hotel     | 215 Chrystie St |
| 7 - Hotel 50 Bowery  | 50 Bowery       |





MARSHAL LI

Lic. Assoc. R.E. Broker

M: 917.216.0661

[marshal.li@compass.com](mailto:marshal.li@compass.com)



MARIA CONNOLLY

Lic. R.E. Salesperson

M: 646.484.0287

[maria.connolly@compass.c](mailto:maria.connolly@compass.c)

THE HORIZON TEAM

The Horizon Team at Compass

[thehorizonteam@compass.com](mailto:thehorizonteam@compass.com)

COMPASS  
COMMERCIAL

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.