

506
LaGUARDIA
PLACE

506 LaGUARDIA PLACE NEW YORK NY 10013

EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of the property located at 506 LaGuardia Place, a luxury mixed-use building in the Greenwich Village neighborhood of Manhattan. The property is centrally located on the west side of LaGuardia Place between Bleecker and West Houston Streets, one of the most desirable retail and residential submarkets in all of Manhattan.

Featuring the world-class restaurant Lord's on the ground floor and 4 renovated free-market residential units above, 506 LaGuardia Place is a unique opportunity to acquire a well-located, turn-key asset. The property is designated tax class 2A, thereby limiting tax assessment increases to no more than 8% in any given year and no more than 30% in any 5-year period.

Residents enjoy keyless access at both the front entry and residence doors via Butterfly and SALTO systems. Each residential unit has been newly renovated and thoughtfully designed with luxury finishes, including Lutron Caseta app-controlled lighting, ducted air conditioning and individually controlled wall-mounted Cassettes adjustable via Ecobee thermostats. Each of the units also feature wide plank Terra Legno white oak engineered floors, Bertazzoni refrigerator/freezer, and an integrated Blomberg dishwasher.

Located in the heart of Greenwich Village, just north of SoHo, 506 LaGuardia Place is located near many unique neighborhood amenities, including Washington Square Park, NYU, and world class shopping and dining options in the surrounding area. With its proximity to iconic shopping, world-class restaurants, and cultural attractions, the property benefits from consistent foot traffic from both locals and tourists alike. The asset also enjoys excellent public transportation connectivity, with multiple subway and bus lines within walking distance, including the 1, A, C, E, B, D, F, M, N, R, and W lines.

This luxury mixed-use property offers an incredible opportunity to purchase a well-positioned asset in one of New York City's most sought-after locations. Buyers can capitalize on this well-renovated, cash-flowing opportunity that is poised to appreciate as the surrounding submarket continues to thrive, driven by strong demand, new developments, and increased popularity. This luxury mixed-use property offers an incredible opportunity to purchase a well-positioned asset in one of New York City's most sought-after locations. Buyers can capitalize on this well-renovated, cash-flowing opportunity that is poised to appreciate as the surrounding submarket continues to thrive, driven by strong demand, new developments, and increased popularity.

ASKING PRICE
\$15,000,000



INVESTMENT HIGHLIGHTS



100% FREE MARKET



TAX CLASS 2A



**PREMIER RESTAURANT
TENANT ON THE
GROUND FLOOR**



**COMPLETELY
RENOVATED**



**PRIME GREENWICH
VILLAGE LOCATION**



LUXURY FINISHES

Property Information

Address: 506 Laguardia Place
New York, NY 10012

Submarket: Greenwich Village

Block & Lot: 525-50

Lot Dimensions: 25' x 75'

Lot SF: 1,875

BUILDING INFORMATION

Property Type: Mixed-Use

Building Dimensions: 25' x 75'

Stories: 5 plus basement

Total Gross SF: 8,775

Residential Units: 4

Commercial Units: 1

Total Units: 5

ZONING INFORMATION

Zoning: R7-2, C1-5

Available Air Rights (As-of-Right): None

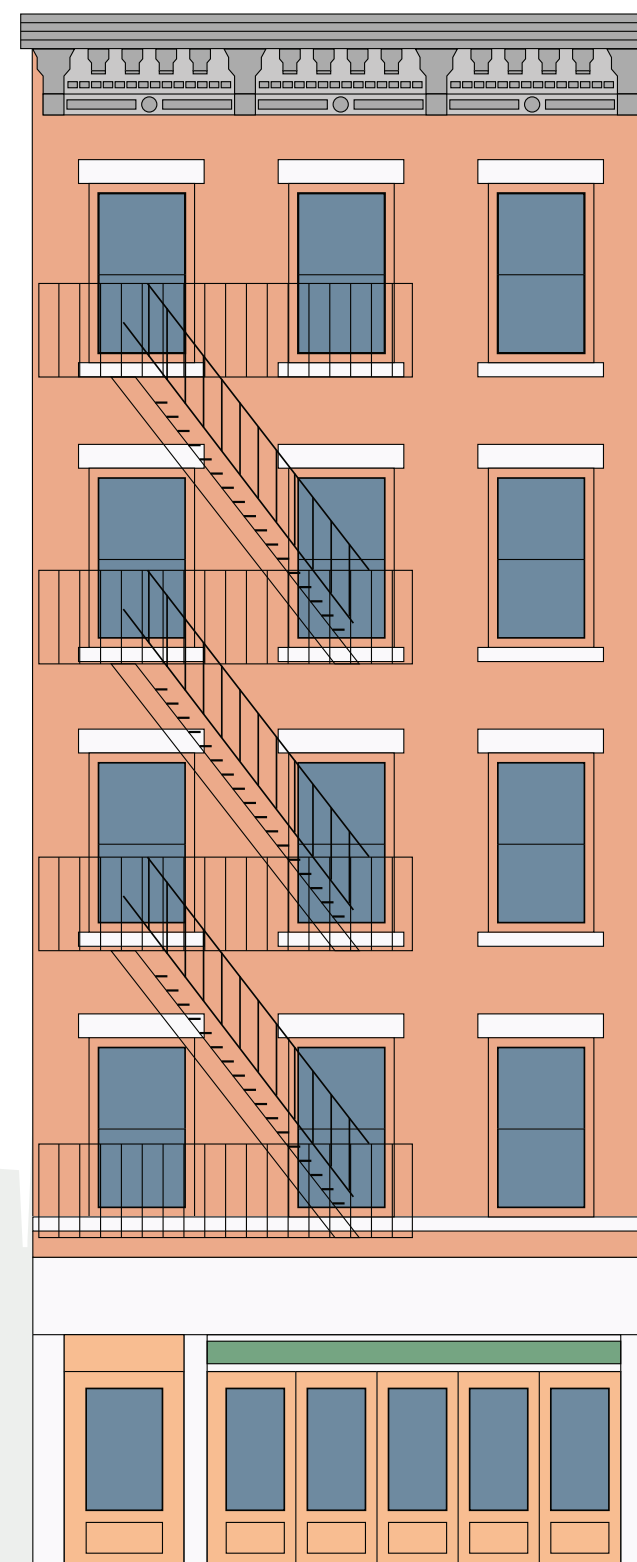
NYC Financial Information (Notice of Property Value 26/27)

Total Assessment: \$1,016,525

Annual Property Tax: \$126,446

Tax Class: 2A

Stacking Plan



5TH FLOOR
RESIDENTIAL (FM)

4TH FLOOR
RESIDENTIAL (FM)

3RD FLOOR
RESIDENTIAL (FM)

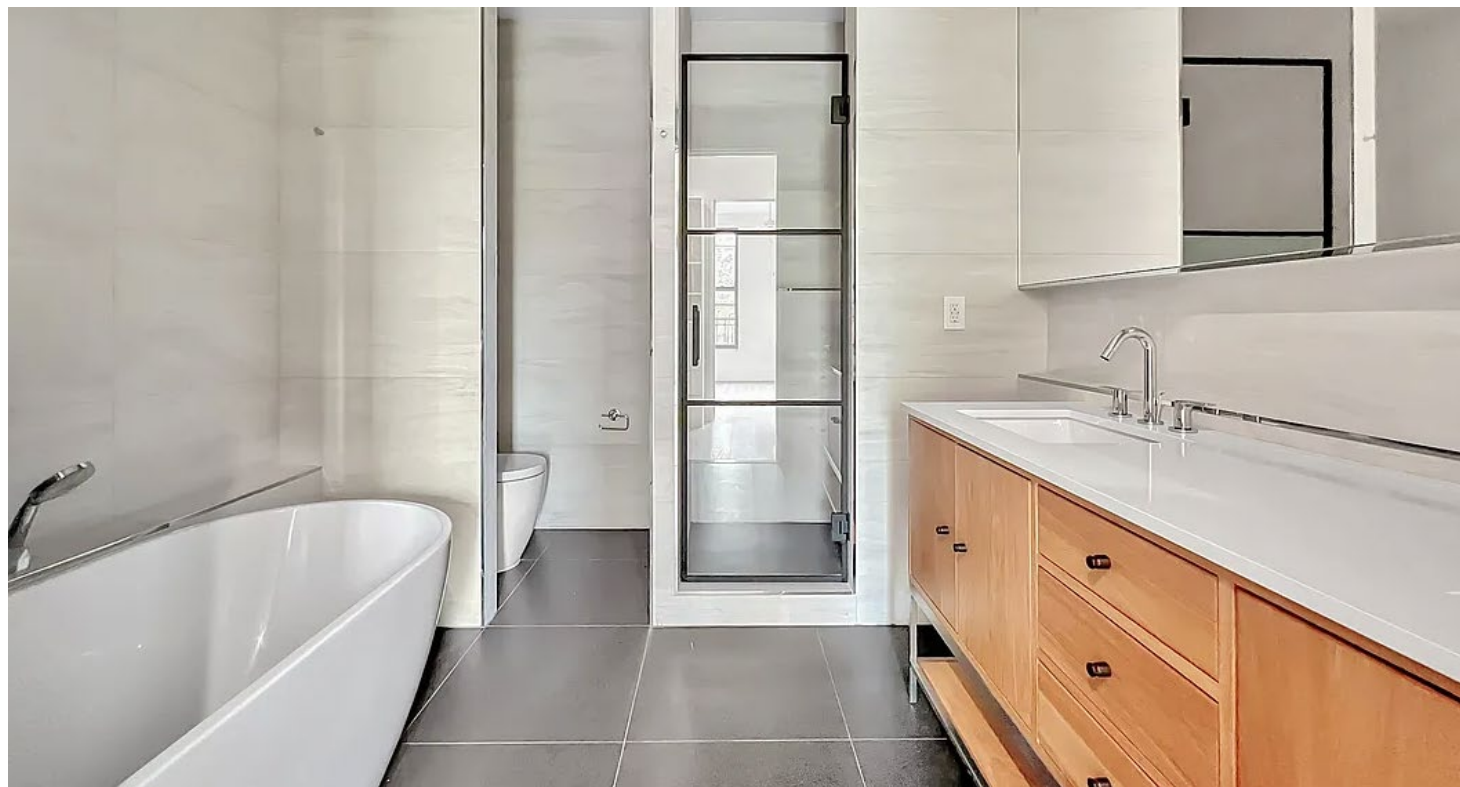
2ND FLOOR
RESIDENTIAL (FM)

1ST FLOOR
RESTAURANT

Property Photos



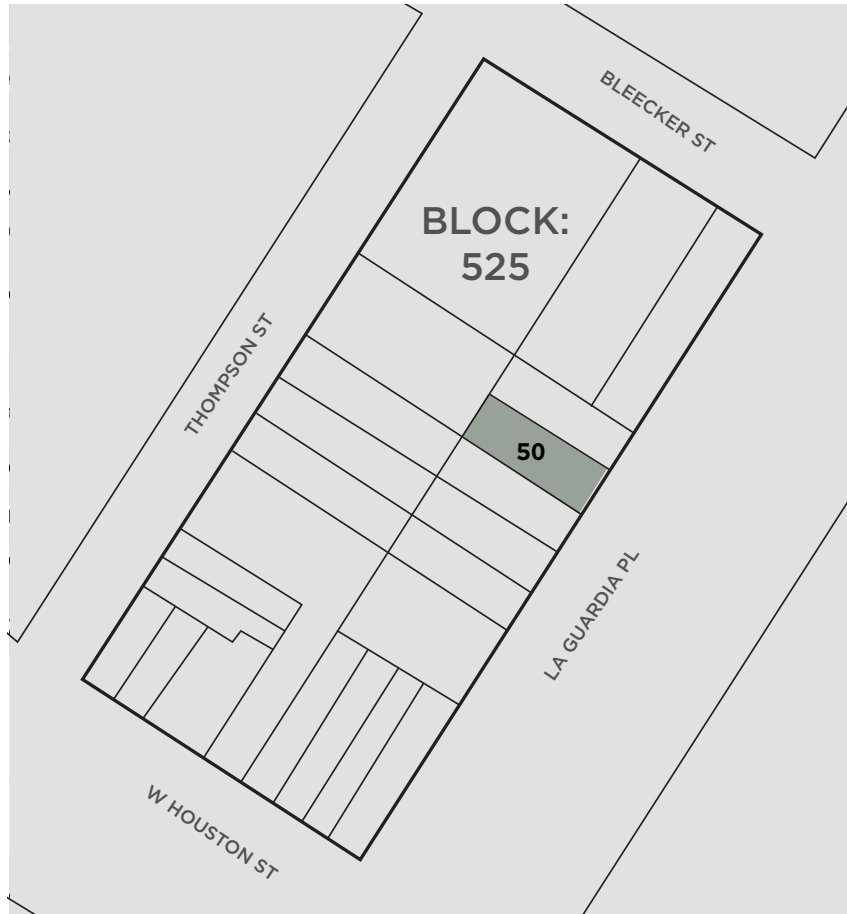
Property Photos



Property Photos



Tax Map



Certificate of Occupancy

B Form 54 (Rev. 8/85) THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN DATE APR 14 1985 NO. 88481
 This certificate supersedes C.O. No 56797 ZONING DISTRICT C 1-5 in R 7-2
 THIS CERTIFIES that the ~~new~~ altered-~~existing~~ building-premises located at
506 LaGuardia Place Block 525 Lot 50
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR HOODING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Sub-Cellar	O.G.						Storage
Cellar	150						Storage
1st	100						Retail Store
2nd	75		1	2	2		Class "A" apartment
3rd	75		1	3	2		Class "A" apartment
4th	75		1	3	2		Class "A" apartment
5th	75		1	4	2		Class "A" apartment

Class "A" Multiple Dwelling
Old Code

OPEN SPACE USES _____ (SPECIFY--PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

George Celona BOROUGH SUPERINTENDENT *Charles W. Winter* COMMISSIONER

ORIGINAL OFFICE COPY-DEPARTMENT OF BUILDINGS COPY

Tax Bill



February 21, 2026
 Keystone West Broadway LLC
 506 LaGuardia Pl.
 1-00525-0050
 Page 2

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$0.00
AMOUNT DUE BY APRIL 1, 2026	\$0.00

Your property details:

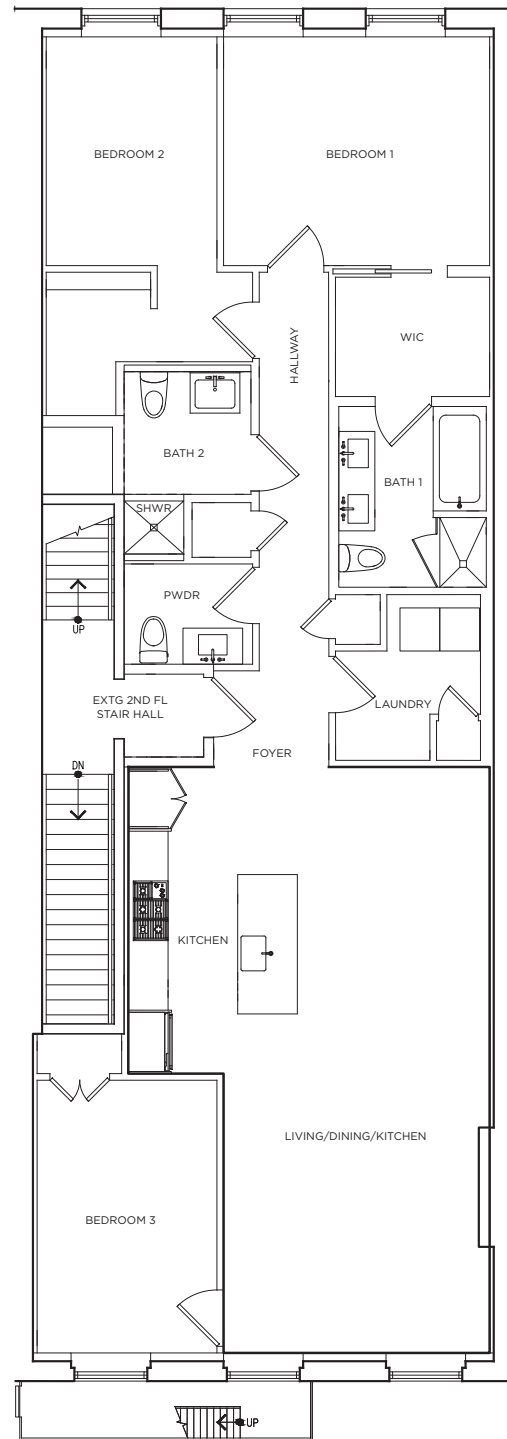
Estimated market value: \$6,300,000
 Tax class: 2A - 4- to 6-Unit Residential Rental Bld

How we calculate your annual taxes:

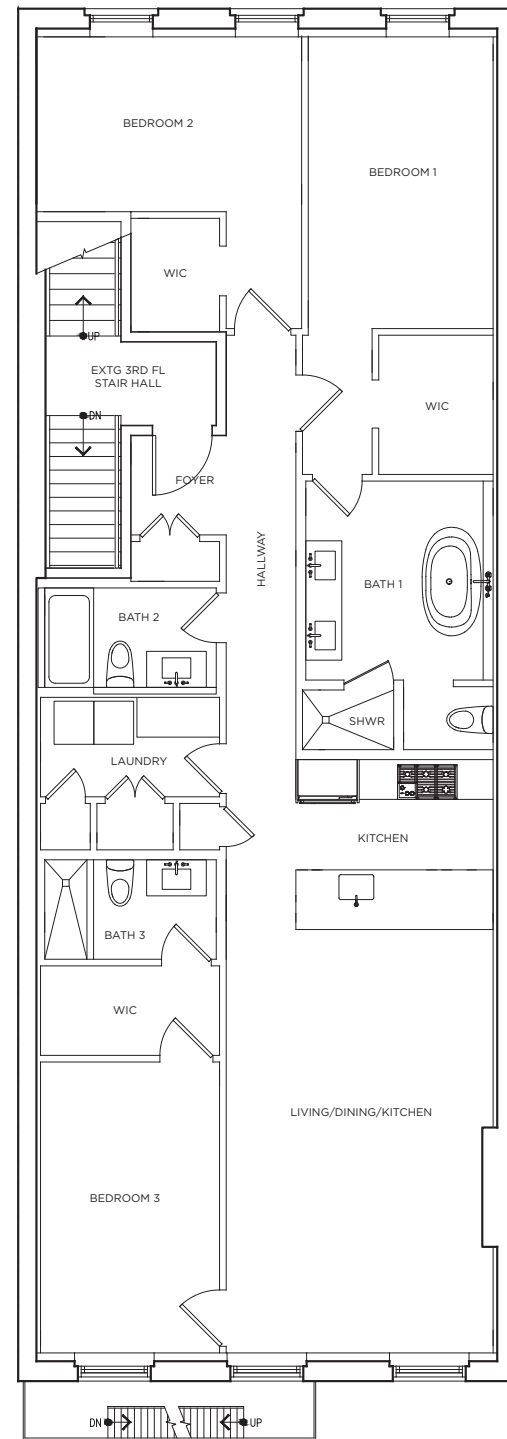
Billable assessed value: \$982,640.00
 times the current tax rate: x 12.4390%
Annual property tax: \$122,230.60

Floor Plans

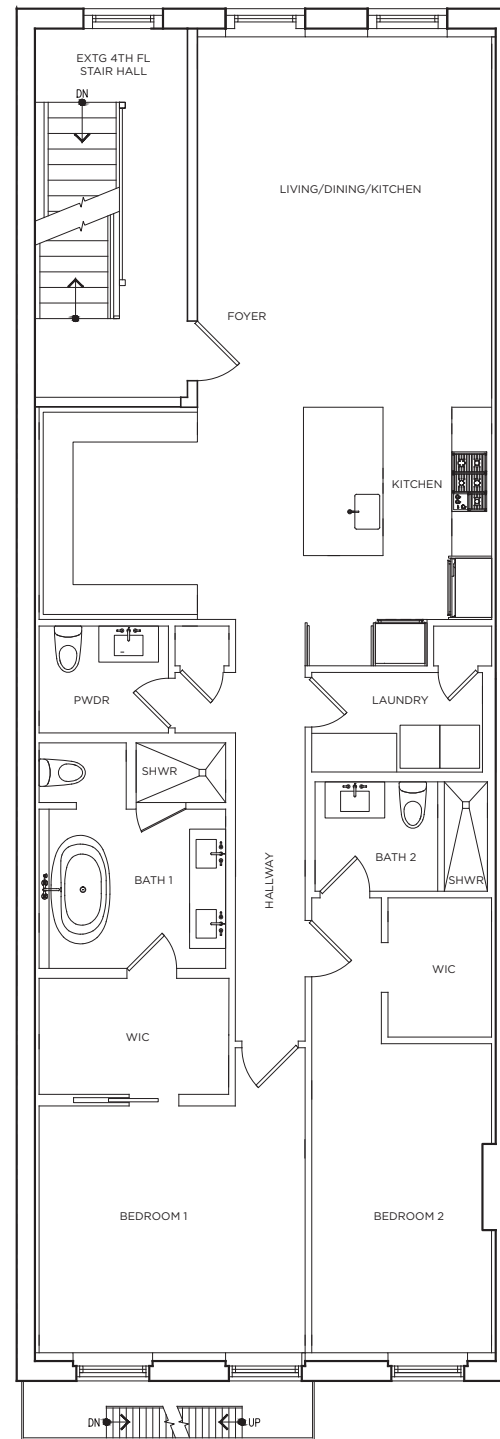
2ND FLOOR



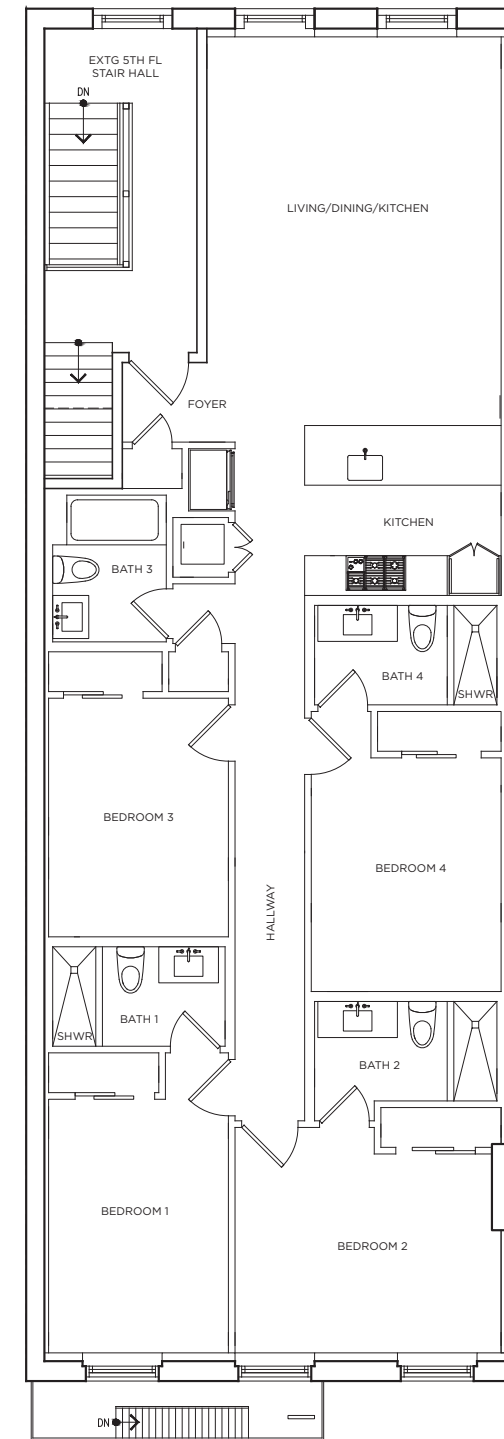
3RD FLOOR



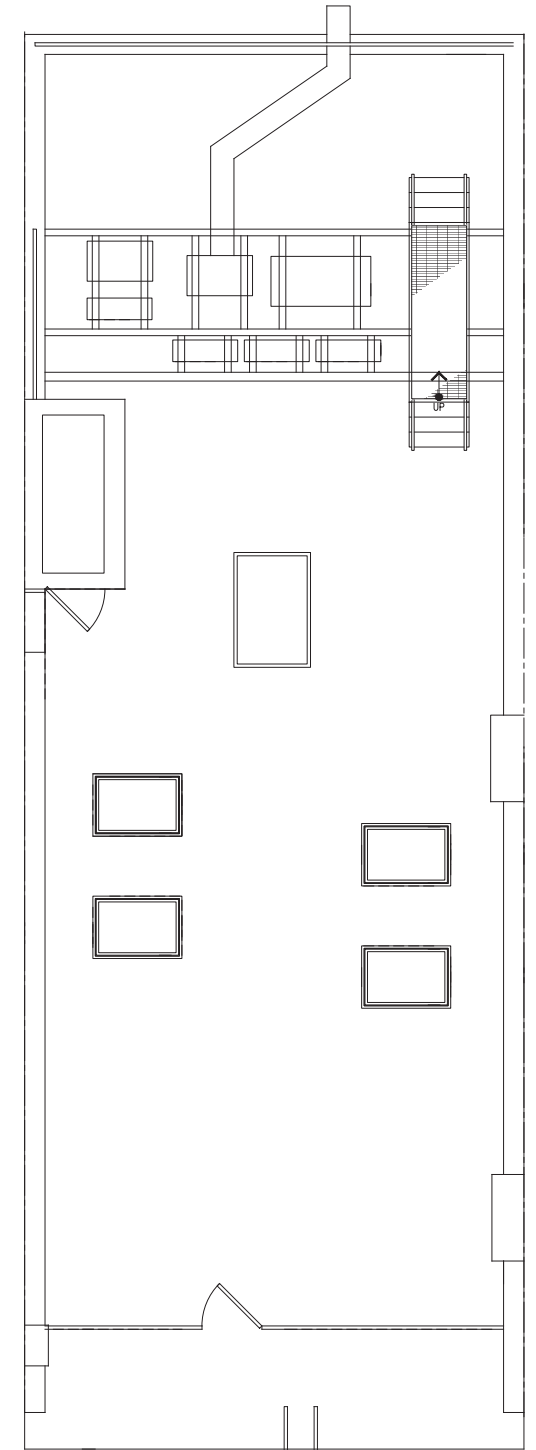
4TH FLOOR



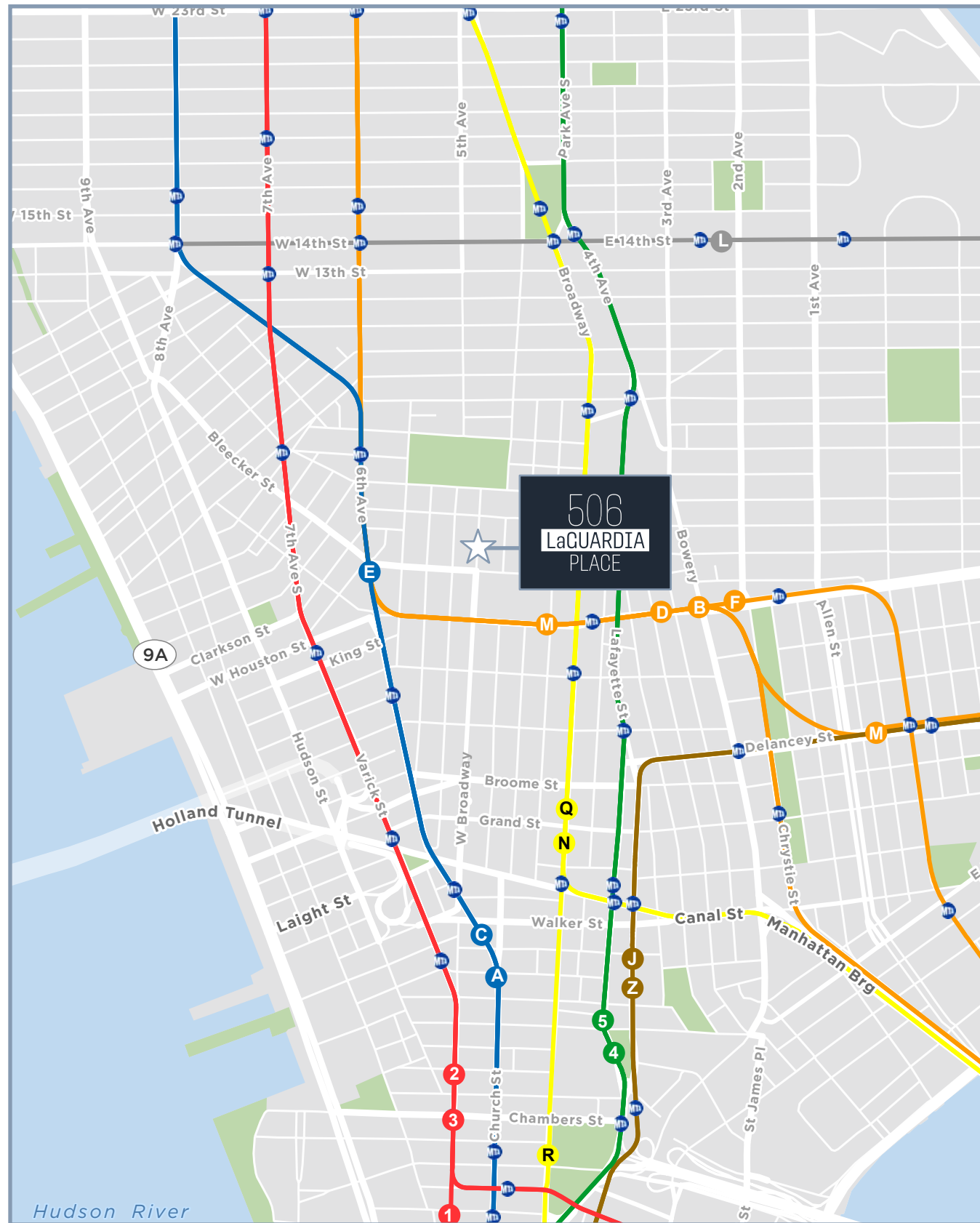
5TH FLOOR



ROOF



Transportation Map



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PLACE

SALES CONTACTS

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**CUSHMAN &
WAKEFIELD**