

127 STANTON STREET, NEW YORK, NY 10002

EXCLUSIVE OFFERING MEMORANDUM

MIXED-USE PROPERTY IN PRIME
LOWER EAST SIDE FOR SALE



IPRG



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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

127 STANTON STREET



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MIXED-USE PROPERTY IN PRIME LOWER EAST SIDE **FOR SALE**



OFFERING PRICE

\$4,000,000

INVESTMENT HIGHLIGHTS

8 Apts & 2 Stores
of Units

6,875
Approx. SF

2B
Tax Class

Lower East Side
Neighborhood

\$582
Price/SF

6.09%
Pro Forma Cap Rate

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INCOME & EXPENSES

UNIT	TYPE	CURRENT	PRO FORMA	LEASE EXPIRY	STATUS
1	1 Bedroom / 1 Bath	\$2,116	\$2,116	7/31/2025	RS
2	2 Bedroom / 1 Bath	\$2,395	\$2,395	9/30/2025	RS
3	2 Bedroom / 1 Bath	\$2,395	\$2,395	5/31/2025	RS
4	2 Bedroom / 1 Bath	\$2,530	\$2,530	12/19/2025	RS
5	2 Bedroom / 1 Bath	\$60	\$60	-	RC
6	2 Bedroom / 1 Bath	\$1,382	\$1,382	4/30/2026	RS
7	2 Bedroom / 1 Bath	\$2,100	\$2,100	8/31/2026	RS
8	2 Bedroom / 1 Bath	\$2,050	\$2,050	8/31/2025	RS
STR W & Basement	Commercial	-	\$5,000	-	Vacant
STR E	Commercial	\$4,410	\$5,000	12/31/2026	NYHC Tattoos, LLC
	MONTHLY:	\$19,438	\$25,028		
	ANNUALLY:	\$233,251	\$300,331		

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 233,251	\$ 300,331
VACANCY/COLLECTION LOSS (3%):	\$ (6,998)	\$ (9,010)
EFFECTIVE GROSS INCOME:	\$ 226,253	\$ 291,321
REAL ESTATE TAXES (2B):	\$ (13,207)	\$ (13,207)
INSURANCE:	\$ (11,550)	\$ (11,550)
WATER AND SEWER:	\$ (1,268)	\$ (1,268)
ELECTRIC:	\$ (1,013)	\$ (1,013)
REPAIRS & MAINTENANCE:	\$ (19,712)	\$ (10,000)
MANAGEMENT (5%):	\$ (10,530)	\$ (10,530)
TOTAL EXPENSES:	\$ (57,279)	\$ (47,568)
NET OPERATING INCOME:	\$ 168,974	\$ 243,753

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively offer 127 Stanton Street for sale, a prime mixed-use building located in Manhattan's vibrant Lower East Side, between Essex and Norfolk Streets.

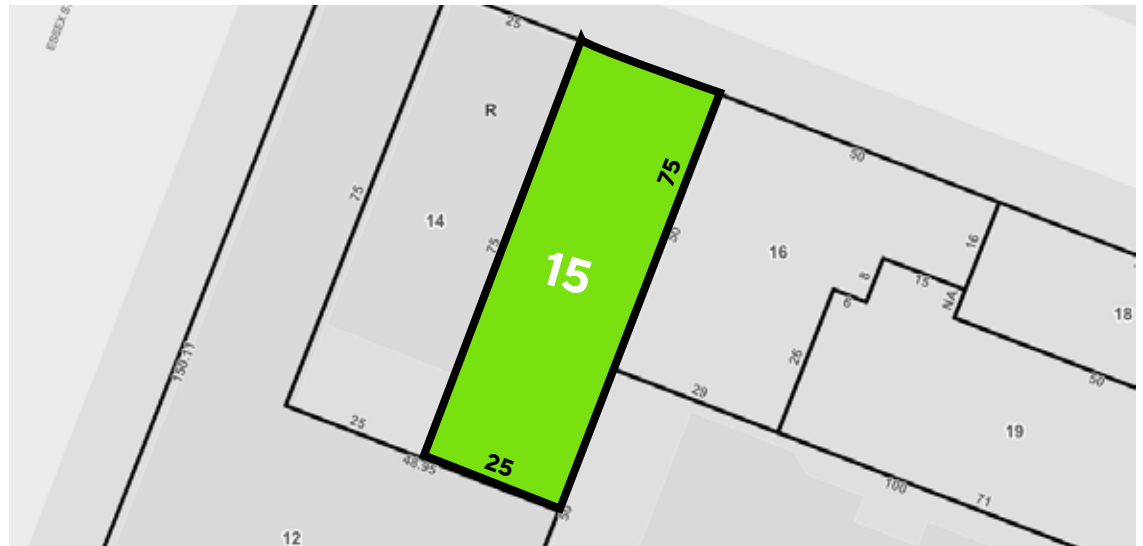
This 10-unit property includes 7 rent-stabilized apartments, 1 rent-controlled apartment, and 2 retail stores, one of which is currently vacant. The building spans approximately 6,875 square feet on a 25 ft by 75 ft lot.

With its strategic location near major transit lines (F, J, M, Z) and the dynamic amenities of the Lower East Side, 127 Stanton Street presents a strong investment opportunity. Zoned C4-4A and benefiting from the protected 2B tax class, this property offers significant potential for savvy investors seeking a mixed-use asset in a highly sought-after area.

BUILDING INFORMATION

BLOCK & LOT:	00354-0015
NEIGHBORHOOD:	Lower East Side
CROSS STREETS:	Essex St & Norfolk St
BUILDING DIMENSIONS:	25 ft x 52 ft
LOT DIMENSIONS:	25 ft x 75 ft
# OF UNITS:	8 Apts & 2 Stores
APPROX. TOTAL SF:	6,875
ZONING:	C4-4A
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2B / \$13,207

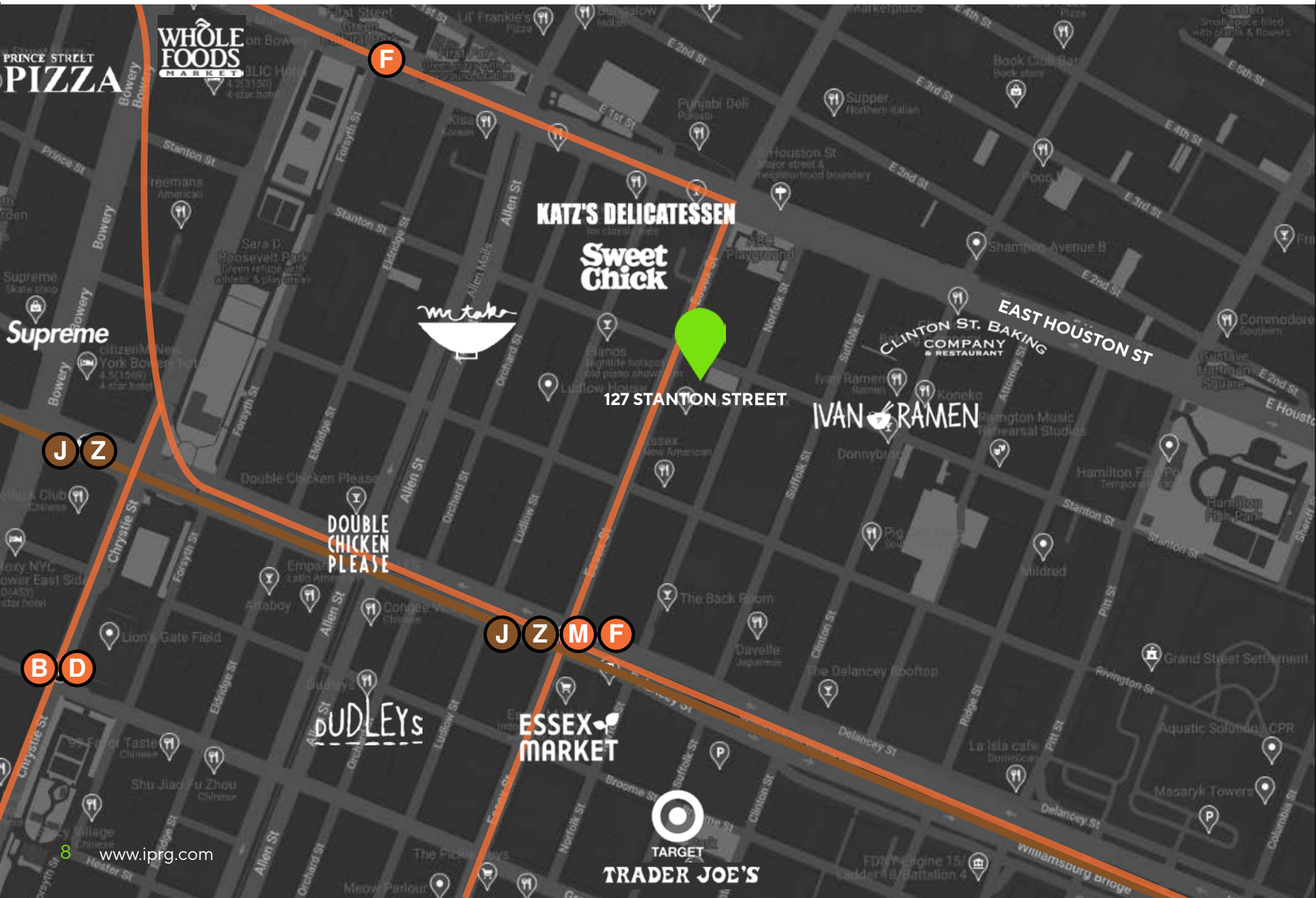
TAX MAP



127 STANTON STREET, NEW YORK, NY 10002

PROPERTY MAP

MIXED-USE PROPERTY IN PRIME LOWER EAST SIDE **FOR SALE**



WHOLE FOODS MARKET

PRINCE STREET PIZZA

F

KATZ'S DELICATESSEN
Sweet Chick



127 STANTON STREET

CLINTON ST. BAKING COMPANY & RESTAURANT

EAST HOUSTON ST

IVAN RAMEN

J Z

DOUBLE CHICKEN PLEASE

J Z M F

DUDLEY'S

ESSEX MARKET

B D



TARGET

TRADER JOE'S

www.iprg.com

The IPRG logo is displayed in a bold, white, sans-serif font in the upper left corner of the image. The background is a grayscale photograph of a multi-story brick building with a fire escape on the right side and bare trees on the left.

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