

## FOR SALE

### East Village Storefront Duplex Condominium Community Facility Unit

Delivered Vacant for User

Or,

Seller Can Negotiate Time to Rent Up Or Deliver Rented

**Asking Price: \$999,000**

**9.4% Projected Cap Rate**

### Submit All Offers

#### Financing:

#### Up to 100% Financing Available

Doctors and dentists may qualify for up to **100% SBA financing**, which can cover not only the full purchase price but also buildout costs and all office or medical equipment.

Or,

**The seller may consider holding partial short-term financing for a financially strong buyer.**

#### 229 East 2nd Street, #C1, New York NY

(Listed on floor plans as:

337 Square Feet Unit 1A First Floor Plan Street Level

1,507 Square Feet Unit 1A Cellar Floor Plan Lower Level

=1,844 Total Square Feet)

**Block:** 384 and **Lot:** 1401, (Listed on floor plans as Tax Lot: 1301)

**Condo Complex:** 102176

**Unit Size:** 1,850 Square Feet

**\$120,000 annual = \$10,000/month, previously rented.**

**-\$ 3,756 annual = ONLY \$313/month common charges**

**-\$21,382 annual Real Estate Taxes**

**-\$ 700 annual Insurance**

**=- \$25,838 Annual Total Owner Expenses**

**= \$94,162 Annual Possible NOI**

**= 9.4% Extremely high projected cap rate once re-rented.**

Description: The property at 229 East 2nd Street, Manhattan, NY 10009, is a condominium located in the East Village neighborhood. The building is situated within an R8A zoning district, which is primarily residential but allows for certain non-residential uses under specific conditions. The unit in question comprises approximately 1,850 square feet, with 350 square feet on the street level and 1,500 square feet on the lower level, with 3 separate entrances to the lower level, including elevator, lobby, and stairs directly from the street. The unit will be delivered vacant. The Unit is ADA compliant, providing accessibility to all users.

## Zoning and Permitted Uses

Under the R8A zoning district, the following uses are generally permitted:

Community Facility Use: This encompasses a range of non-commercial uses that serve the community, such as:

- a) Educational facilities (e.g., schools, libraries, educational and training)
- b) Religious institutions
- c) Medical facilities (e.g., clinics, hospitals, **doctors, dentists**, emergency services, counseling services, social services, homeless services, vocational training services, etc.)
- d) Cultural institutions (e.g., museums, non-profit art galleries)

## Application to 229 East 2nd Street

The unit at 229 East 2nd Street is designated for community facility use, which aligns with the R8A zoning regulations. This designation allows for the following potential uses:

**Non-Profit Art Galleries:** If operated by a non-profit organization and serving an educational or cultural purpose, an art gallery could qualify as a community facility use.

**Educational Centers:** Spaces used for tutoring, workshops, or other educational activities.

**Medical Offices:** Clinics or offices for healthcare providers.

**Religious or Cultural Institutions:** Spaces used for religious gatherings or cultural events.

Given the unit's layout, with a street-level entrance and a sizable lower level—it could be well-suited for uses that benefit from both visibility and ample interior space.

## Considerations

Compliance: Any intended use must comply with the specific definitions and requirements outlined in the NYC Zoning Resolution for community facility uses.

Permits: Depending on the specific use, additional permits or approvals may be required from the NYC Department of Buildings or other agencies.

Condominium Regulations: The building's condominium bylaws may have additional restrictions or requirements for the use of units designated as community facilities.

For detailed information on zoning regulations and permitted uses, you can consult the NYC Zoning & Land Use Map (ZoLa).

## **229 East 2nd Street in an R8A zone, Community Facility Use:**

**Permitted: Daycare, Childcare, Social Services.**

### **1. Daycare / Childcare Centers:**

Yes, daycare centers and childcare centers are permitted as Community Facility uses under NYC Zoning.

Specifically, non-profit or publicly funded daycare centers fall under "child care services."

For-profit daycare centers may still qualify if they have the proper licensing by the NYC Department of Health or NYC Administration for Children's Services (ACS) and meet zoning requirements for community facility standards.

### **2. Social Services:**

Yes, certain social services are also permitted.

If you are providing services like counseling, family services, mental health services, non-profit assistance, vocational training, etc., these are community facility uses.

Particularly if the services are run by a non-profit or public entity, they fall cleanly into Community Facility allowances.

### **Examples allowed:**

- a) Counseling centers
- b) Community mental health programs
- c) Substance abuse services (if outpatient)
- d) Non-profit food programs
- e) Senior or youth social service centers

## **Important Licensing/Compliance Notes:**

Daycare Centers must register with and be licensed by the NYC Department of Health and Mental Hygiene (DOHMH).

Social Service Facilities might require registration with NYC Human Resources Administration (HRA), Office of Mental Health (OMH), or another agency, depending on services.

Building permits and possible interior alterations (e.g., adding sprinklers for daycare) would also have to be filed with the Department of Buildings (DOB).



**THE STATE EDUCATION DEPARTMENT / THE UNIVERSITY OF THE STATE OF NEW YORK**

The Office of Adult Career and Continuing Education Services  
Bureau of Proprietary School Supervision  
116 West 32nd Street, 5<sup>th</sup> Floor,  
New York, New York 10001

Tel. (212) 643-4760  
Fax (212) 643-4765  
E-mail: Jeffrey.Scharoun@nysed.gov  
Web site: www.acces.nysed.gov/bpss/

[REDACTED]  
[REDACTED]  
229 East 2<sup>nd</sup> Street  
New York, NY 10009  
October 14, 2022

Dear [REDACTED]

On July 21, 2022, I conducted a quarters inspection of [REDACTED], Inc. as required by Sections 126.5 of the Commissioner's Regulations and 5002(1) of the Education Law. Effective upon the date of the school license approval, [REDACTED] is approved to provide instruction in approved curriculum in quarters located at 229 East 2<sup>nd</sup> Street, New York, NY 10009.

<u>Room</u>	<u>Use</u>	<u>Capacity</u>
<b>Room 2</b>	<b>Theory Classroom/ Skills Laboratory</b>	<b>30/ 10</b>

The following approvals have been received from the City of New York and filed with this Department:

1. Certificate of Occupancy: **#104700094F**
2. Bureau of Fire Prevention: **05/09/2022**

This quarters review sets the total student capacity within the classroom as per Policy Guideline 11 in conjunction with a visual inspection and consideration of the intended use of instructional rooms and equipment. The certificate of occupancy sets the total number of people allowed on a floor at one time. Special consideration must be taken regarding the maximum students allowed, as conveyed in any approved curriculum. In all instances, the school must adhere to the lowest capacities.

This approval is conditioned on continued conformity to the applicable provisions of the New York State Education Law and the Regulations of the Commissioner of Education. Modification, expansion or change to the school's instructional space, will require submission of a new Application for Approval of Quarters, as changes to quarters require approval prior to instructional use.

Sincerely,

  
Jeffrey J. Scharoun, M.S.

Assistant in Occupational School Supervision





# FIRE DEPARTMENT

9 METROTECH CENTER BROOKLYN, N.Y. 11201-3857

## BUREAU OF FIRE PREVENTION

Public Buildings Unit

DATE: 05.09.2022.

### PREMISES

The State Education Department  
Office of Adult Career and Continuing Education Services  
Bureau of Proprietary School Supervision  
116 West 32<sup>nd</sup> Street; 5<sup>th</sup> Floor  
New York NY 10001

229 East 2<sup>nd</sup> Street  
New York NY 10009

To Whom It May Concern:

The New York City Fire Department ("FDNY"), Bureau of Fire Prevention, Public Buildings Unit conducted an inspection of the above-referenced premises on **04.27.2022**.

\_\_\_\_\_ The inspection did not reveal any violations that FDNY's Public Buildings Unit is authorized to inspect and enforce.

\_\_\_\_\_ The inspection resulted in issuance of violations of the Fire Code or other laws, rules or regulations that FDNY's Public Buildings Unit is authorized to inspect and enforce.

**XXX** As of **05.04.2022** documents were submitted to FDNY as proof of correction, and such correction was deemed acceptable to FDNY

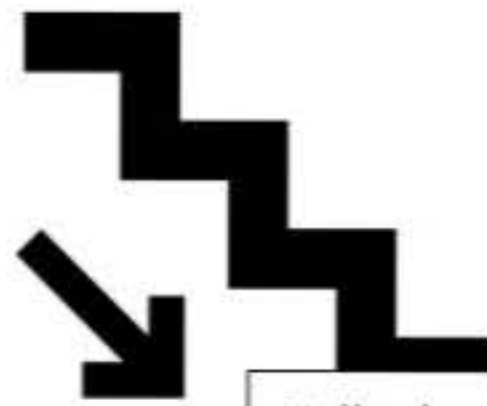
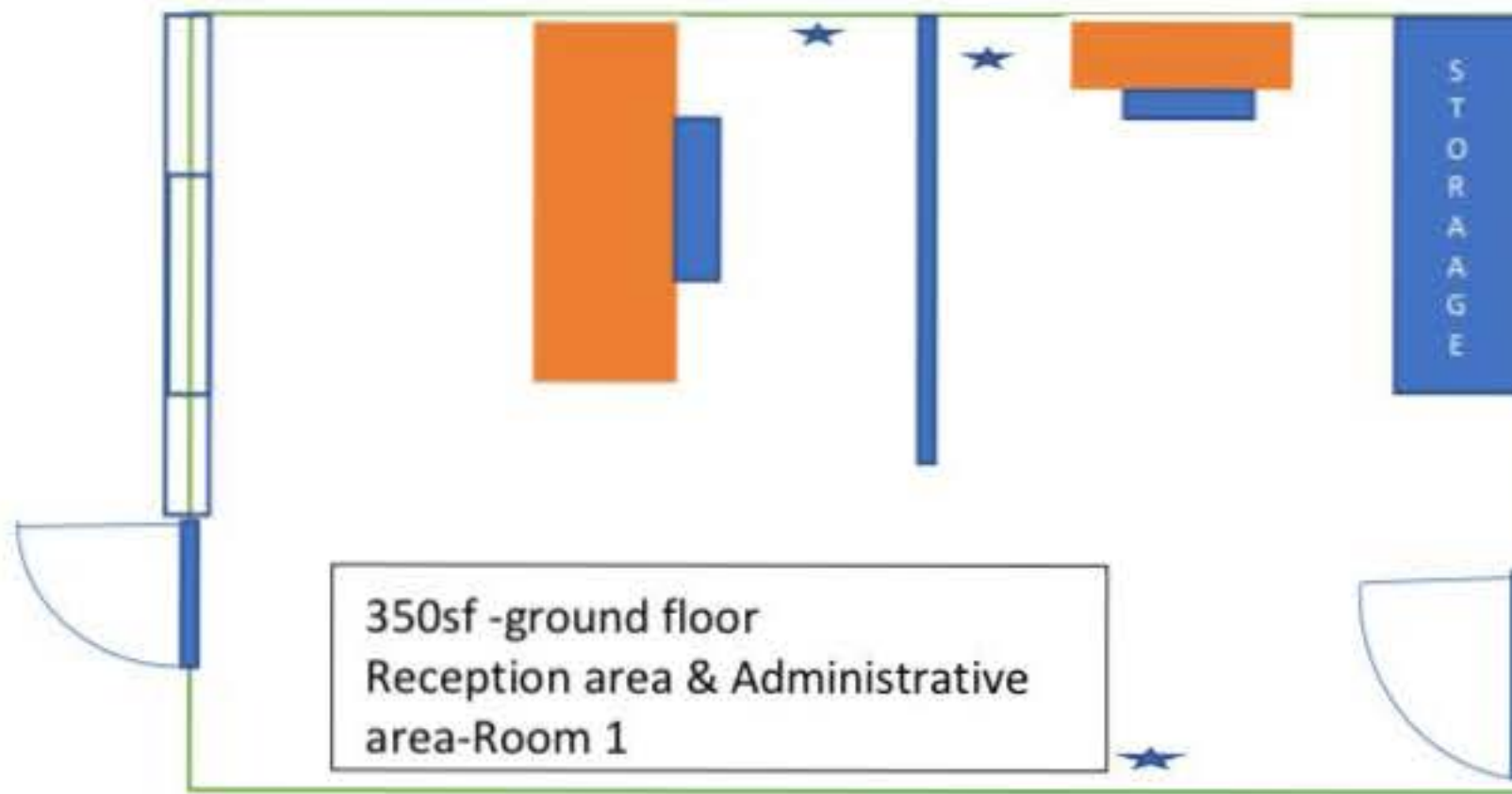
\_\_\_\_\_ The inspection, and a review of premises records, has disclosed that the premises may not be in compliance with the lawful occupancy established by the New York City Department of Buildings.

This letter shall not be construed to be a permit for, or an approval of the premises. FDNY does not certify that the premises is free from any violation for which it has not inspected, in accordance with its standard inspection protocols. This letter shall not prevent FDNY from inspecting the premises at a later date, requiring the correction of any deficiencies its finds at the premises, and/or issuing violations against the premises for conditions that do not comply with the Fire Code or other laws, rules or regulations.

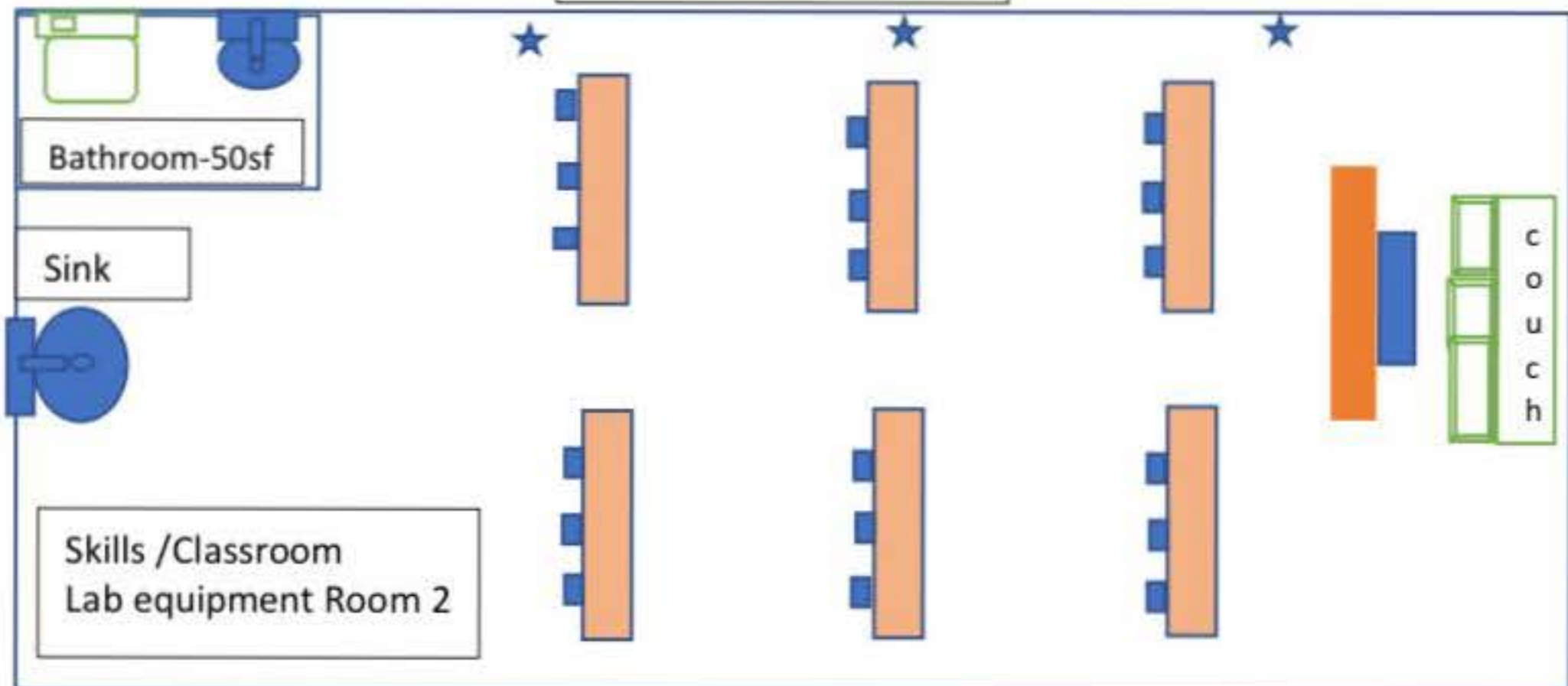
*Tomasz Korbas*

Examined by: \_\_\_\_\_  
Tomasz Korbas, Supervising Inspector, PBU

229 E 2<sup>ND</sup> STREET, NEW YORK, NEW YORK 10009  
 TOTAL SQUARE FEET IS 1,850  
 GROUND FLOOR IS 350 SQUARE FEET  
 CELLAR LEVEL IS 1,500 SQUARE FEET

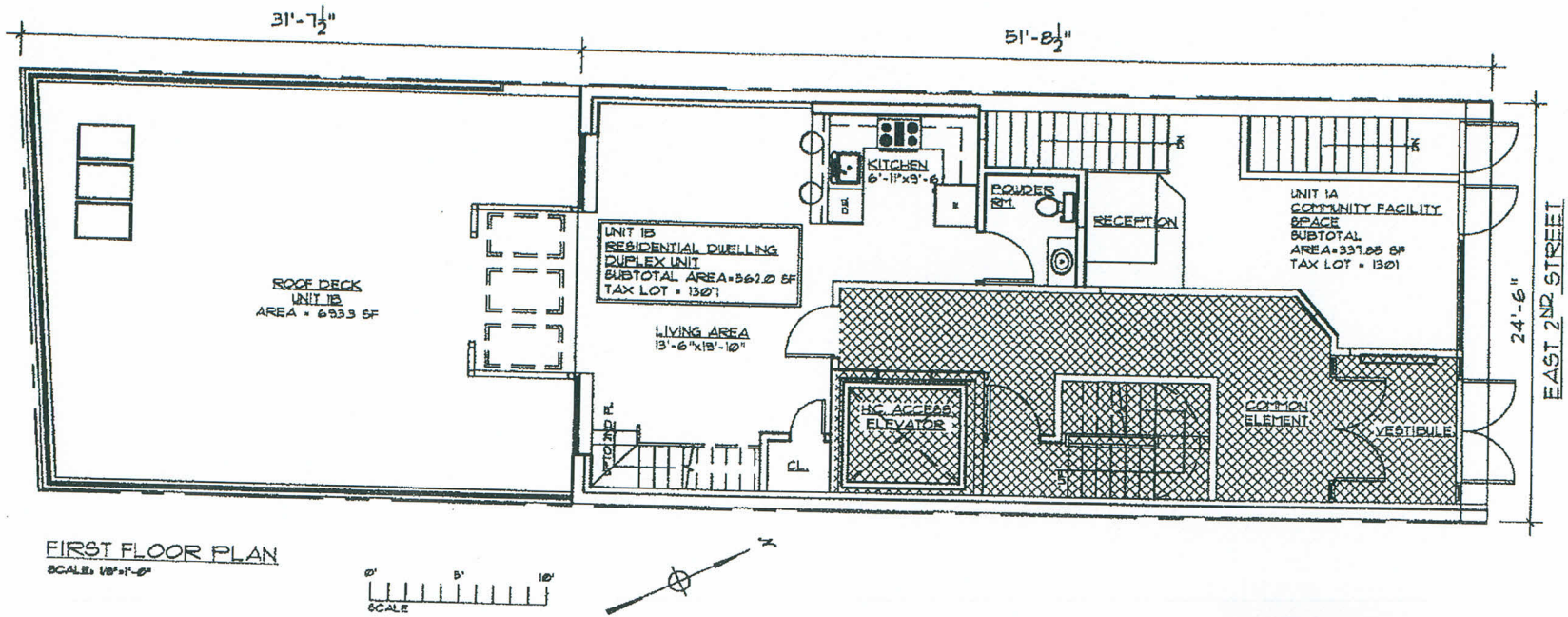


Cellar level- 1,500 sf



Key	
Star ★	outlet





UNIT*	TAX LOT *
1B	1301
2A	1308
3A	1303
4A	1310
5A	1311
6A	1311

COMM. FAC*	TAX LOT *
1A	1301

STORAGE SPACE*	TAX LOT *
SR1	1302
SR2	1303
SR3	1304
SR4	1305
SR5	1306

## LEGEND:

COMMON ELEMENT
BA. BATHROOM
BOR. BOILER ROOM
BR. BEDROOM
CL. CLOSET
DN. DINING AREA
K. KITCHEN
LA. LAVATORY
L.A. LIVING AREA
L.C. LINEN CLOSET
L.C.E. LIMITED COMMON ELEMENT
LURM. LAUNDRY ROOM
MBR. MASTER BEDROOM
ELEC.RM. ELECTRICAL ROOM



## REVISIONS

NEW YORK CITY  
DEPARTMENT OF BUILDINGS  
APPLICATION NUMBER  
1047100094

## FIRST FLOOR PLAN

CONDO BOOK PLANS  
229 EAST 2ND STREET  
NEW YORK, NY 10009  
BLOCK: 384, LOT'S: 1301 TO 1311

C-4


DWG 4 OF 9

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COMM. FAC#	TAX LOT #
1A	1301

LEGEND:

	COMMON ELEMENT
BA.	BATHROOM
BOR.	BOILER ROOM
BR.	BEDROOM
CL.	CLOSET
DN.	DINING AREA
K.	KITCHEN
LA.	LAVATORY
L.A.	LIVING AREA
L.C.L.	LINEN CLOSET
LCE	LIMITED COMMON ELEMENT
LURM.	LAUNDRY ROOM
MBR.	MASTER BEDROOM
ELCRM.	ELECTRICAL ROOM



**ARNOLD S. MONTAG, R.A.**  
**AM/PM DESIGN & CONSULTING**  
 100 NORTHURST BLVD. • SUITE 200 • GREAT BRIDGE, NY

## REVISIONS

NEW YORK CITY  
DEPARTMENT OF BUILDINGS  
APPLICATION NUMBER  
104700094

CELLAR PLAN

CONDO BOOK PLANS

229 EAST 2ND STREET  
NEW YORK NY 10002

BLOCK: 384, LOT'S: 130

JOB#: 2007-

DRN BY: AS

CKD BY: ASM

DATE: 1-27-09  
SCALE: AS NOTED

$$C = 3$$

DWG 3 OF 9





















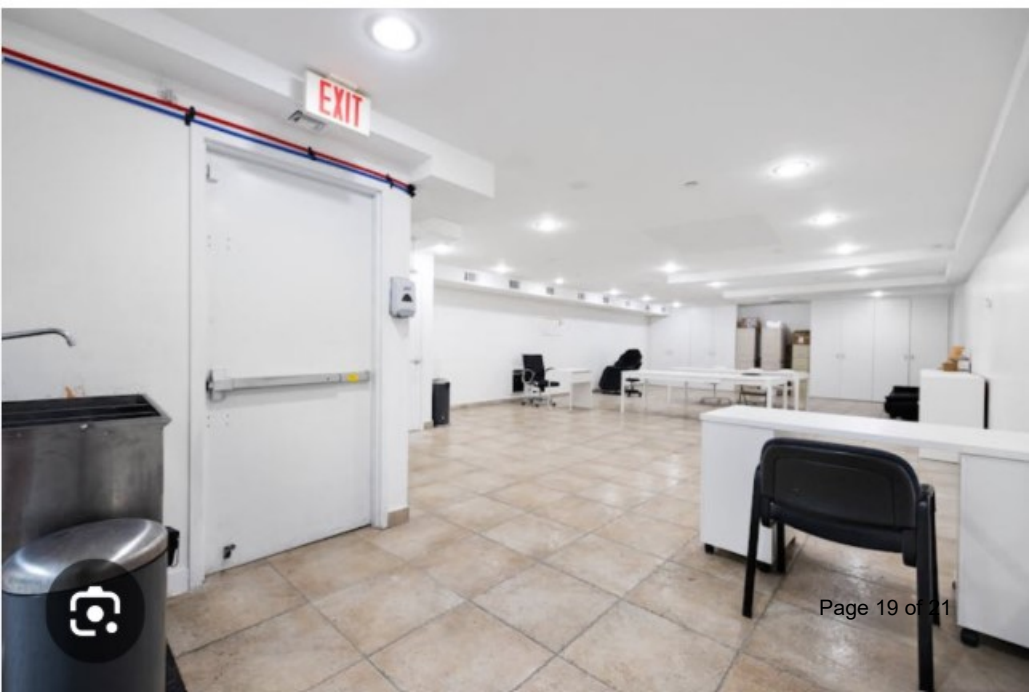














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## Disclaimer

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Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:  
Andrew Lichtenstein  
(800)242-9888 AL@LichtensteinRE.com  
Do Not circumvent Broker.  
No site access without Broker appointment.





# Disclaimer

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