

FOR SALE

139 Henry Street, New York, NY 10002

Ariel GREA Partner

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Executive Summary:
Ariel Property Advisors presents 139 Henry Street, a versatile conversion opportunity steps away from Dimes Square, one of New York City's most dynamic neighborhoods.

Property Overview
Situated between Rutgers and Pike Street, the 25.5'-wide, 4-story plus cellar walk-up totals approx. 6,986 gross sq. ft. The building has historically served as a community facility with sleeping accommodations for a variety of uses.

Its expansive floorplates currently contains 4 bathrooms, 4 kitchens/kitchenettes and a mix of bedrooms, offices & living/community spaces throughout. The property also features a beautiful garden in the backyard.

Adaptive Use Potential
Delivered vacant and zoned R7-2, the property presents a wide range of opportunity for conversion or ground up development:

Rare & Unique Owner-User – The condition and layout of the existing structure make it an ideal conversion for a private residence, government agency, or community facility uses.

Condominium or Rental Conversion – The existing structure can easily be adapted to accommodate a conversion to rental or condominium use.

Ground-up New Development – With approximately 7,805 ZFA standard & 11,367 ZFA, developers can pursue a ground up new construction that maximizes the floor area.



Asking Price: $3,950,000 | $565 / SF | $500 / BSF (Standard)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Dynamic Lower Manhattan Location
139 Henry Street enjoys an exceptionally convenient location in a rapidly up and coming area of Manhattan.

Though located on quiet street, the property is a short walk to Dimes Square's trendy bars, restaurants and lounges such as Le Dive, Kiki's, Swan Room, & Dime's.

East River Green Spaces
Future occupants will greatly benefit from the new parks at Pier 35 and a revitalized, upgraded East River Park as part of NYC's ongoing East Side Coastal Resiliency project.

Easy Transit Options
The F train at East Broadway is just a 2-minute walk away and the M/J/Z/B/D trains are all within an 11 minute walk. The Manhattan Bridge and an entrance to the FDR drive are also in close proximity.

A Rare & Unique Manhattan Offering
139 Henry Street is a rare opportunity for owner-users, residential converters, and institutional or nonprofit occupants seeking vacant space in a thriving Lower Manhattan location.











Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Welcome to the Lower East Side

At the intersection of the Lower East Side, Chinatown and Two Bridges, 139 Henry Street blends historic neighborhood character with the creative energy of downtown Manhattan. Just steps from Dimes Square, the area has emerged as a destination for independent restaurants, eclectic cafés and a vibrant creative community. With cultural landmarks and waterfront green spaces nearby, the neighborhood offers a distinctive Lower Manhattan lifestyle.



East River Park

A scenic waterfront destination offering expansive green space, walking and cycling paths, and opportunities for outdoor recreation. Ongoing improvements through the East Side Coastal Resiliency project are enhancing waterfront access while strengthening the neighborhood's long-term resilience.





Pier 35

A waterfront destination along the East River featuring landscaped green space, waterfront seating and iconic views of the Manhattan and Brooklyn bridges. A peaceful retreat along the Lower Manhattan waterfront



Dimes Square

A lively dining and social destination known for its independent restaurants, neighborhood cafés and eclectic downtown atmosphere. A magnet for artists, creatives and downtown tastemakers, its historic streets have become a hub for Lower Manhattan's cultural scene.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**



Property Information	
Block / Lot	283/16
Lot Dimensions	25.5' x 90'
Lot Sq. Ft.	2,295
Building Dimensions	25' x 70'
Stories	4 + basement
Below Grade SF	1,466
Above Grade SF	5,520
Building Sq. Ft.	6,986
Zoning	R7-2 / C1-5 (Commercial Overlay In The Rear Of The Lot)
FAR	3.44 Standard | 5.01 UAP | 6.5 CF
Buildable Sq. Ft.	7,895 Standard | 11,498 UAP | 14,918 CF
Air Rights	909 Standard | 4,512 UAP | 7,932 CF
Tax Class	4
Assessment (26/27)	$402,930
Real Estate Taxes (26/27)	$43,710

*All square footage/buildable area calculations are approximate and should be verified with an architect

Asking Price: $3,950,000 | $565 / SF | $500 / BSF (Standard)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

283
Block

16
Lot



25.5’ x 90’
Lot Dimensions

2,295
Lot Sq. Ft.

R7-2 / C1-5
Zoning

F M B D J Z
Subway Lines

Development Scenario	FAR	Buildable Sq. Ft.
Standard	3.44	7,895
UAP	5.01	11,498
CF	6.50	14,918

Asking Price: $3,950,000 | $565 / SF | $500 / BSF (Standard)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Interior Photos











Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

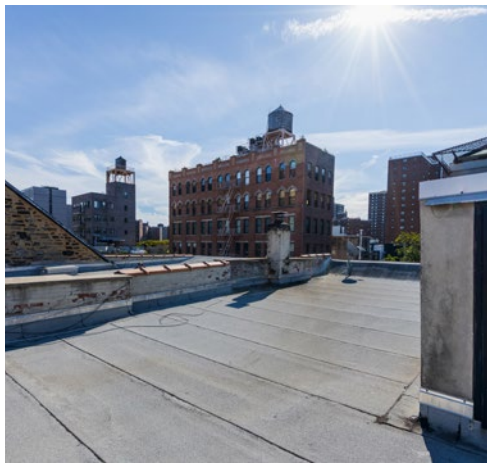
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Mechanical, Roof and Backyard Photos











Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

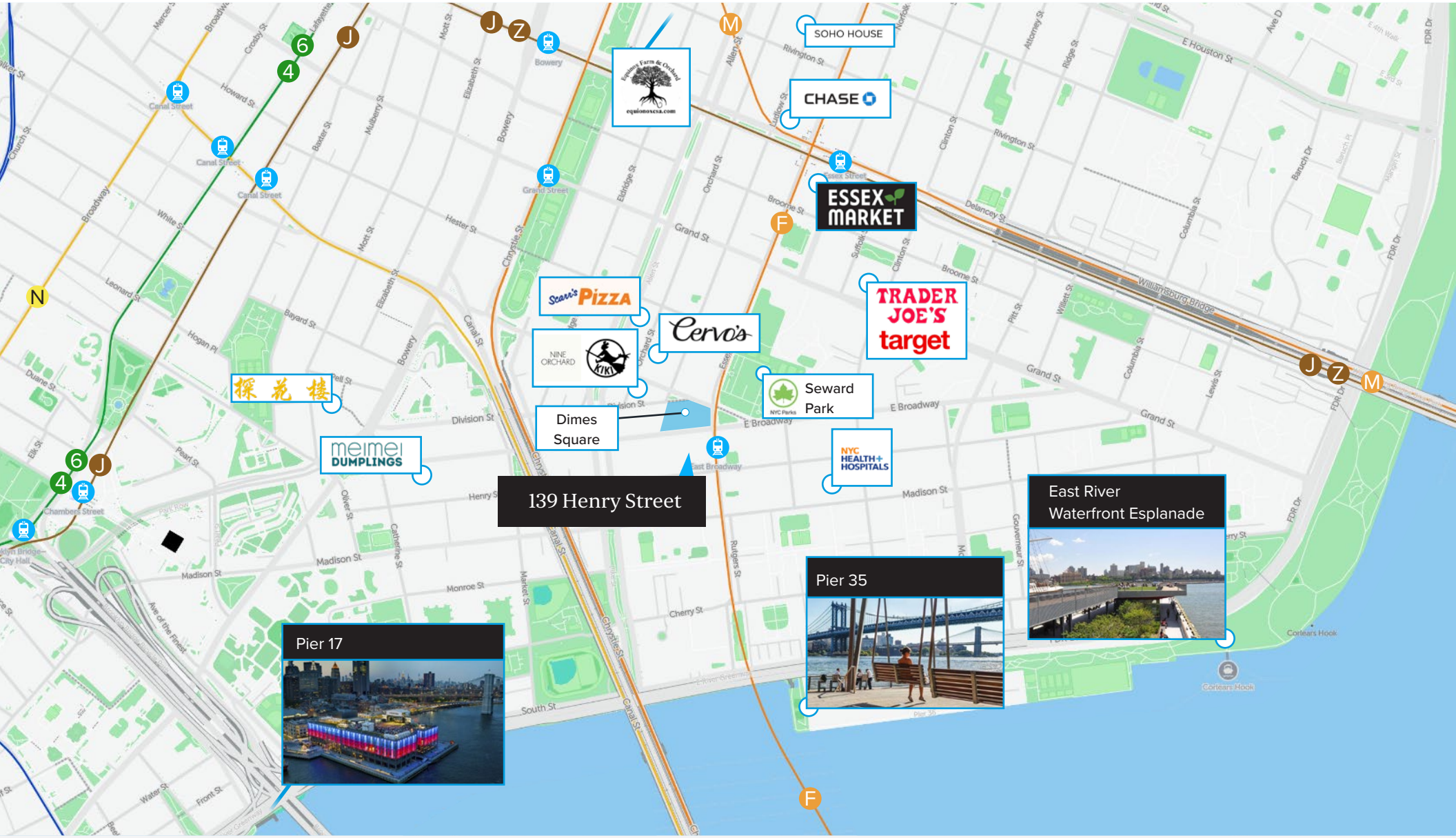
For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**



Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

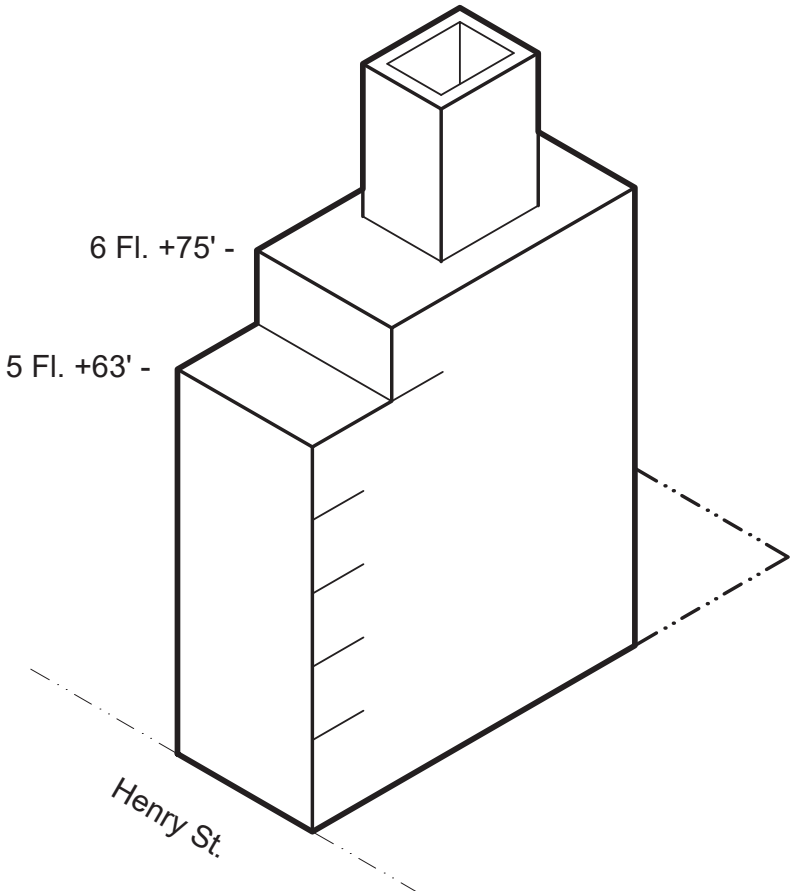
Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Conceptual Zoning Scheme: Option 1, Market-Rate Only



Lot Area: 1,894 SF (R7-2)
375 SF (R7-2/C1-5)
2,269 SF (Total)

Maximum Permitted Floor Area:

Commercial @ 2 FAR	749	ZSF
Market Rate Res. @ 3.44 FAR	7,805	ZSF (see note 3)
UAP @ 5.01 FAR	11,367	ZSF (not elected)
Permitted New	7,805	ZSF

Used This Scheme:

Market Rate Residential	7,805	ZSF

Floor-to-floor Heights:

1	15'	Residential
2-6	12'	Residential
	75'	Building Height

Floor sizes:

1-5	1,556	GSF	Residential
6	1,173	GSF	Residential
Total	8,951	Gross Square Feet	

By Development Consulting Services, Inc.

Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change. All prospective buyers should consult with independent architects and consultants to independently verify.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13 mtortorici@arielpa.com
James Nestor x30 jnestor@arielpa.com
Shimon Shkury x11 sshkury@arielpa.com
Sean R. Kelly, Esq. x59 srkelly@arielpa.com
Chéri Roohi x2020 croohi@arielpa.com

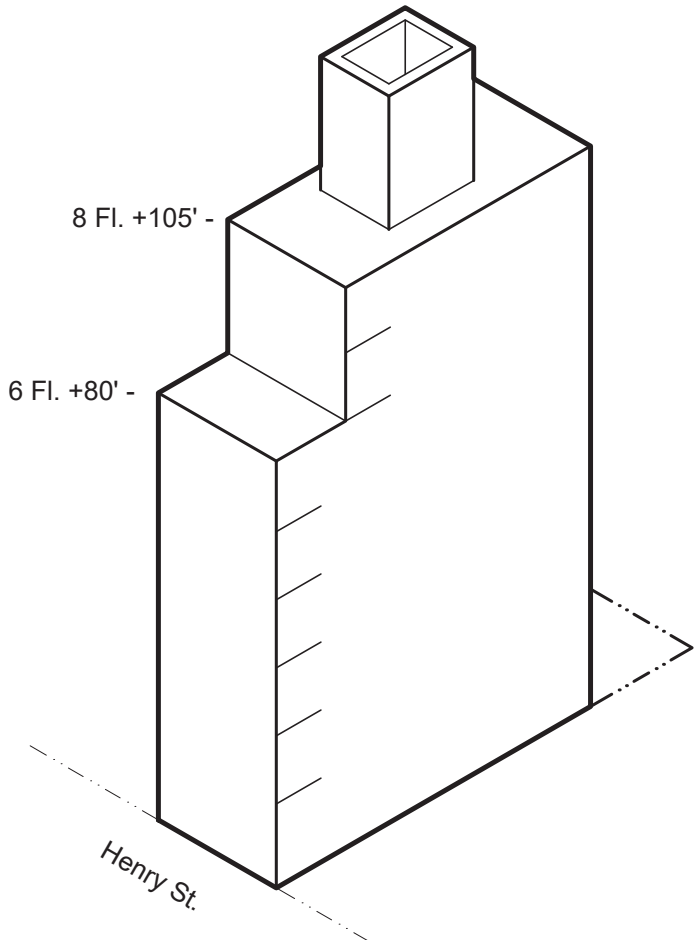
For Financing Information:
Benjamin Schlegel x81 bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

139 Henry Street, New York, NY 10002

Prime Conversion/Owner-User Opportunity | Dimes Square Vicinity | **FOR SALE**

Conceptual Zoning Scheme: With On-Site Affordable



Zone: R7-2 & R7-2/C1-5

Lot Area: 1,894 SF (R7-2)
375 SF (R7-2/C1-5)
2,269 SF (Total)

Maximum Permitted Floor Area:

Commercial @ 2 FAR	749	ZSF
Market Rate Res. @ 3.44 FAR	7,805	ZSF (see note 3)
UAP @ 5.01 FAR	11,367	ZSF
Permitted New	11,367	ZSF

Used This Scheme:

Market Rate Residential	7,805	ZSF
UAP (Affordable)	3,562	ZSF
Total Residential	11,367	ZSF

Floor-to-floor Heights:

1	15.75'	Residential
2-8	12.75'	Residential
	105'	Building Height

Floor sizes:

1-6	1,734	GSF	Residential
7-8	1,352	GSF	Residential
Total	13,107	Gross Square Feet	

By Development Consulting Services, Inc.

Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change. All prospective buyers should consult with independent architects and consultants to independently verify.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | **arielpa.nyc**

Michael A. Tortorici x13
mtortorici@arielpa.com

James Nestor x30
jnestor@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 30, 2026 6:08 pm

