

793 Broadway

New York, NY 10003

FOR SALE
Premier Mixed-Use Development Opportunity in
the Heart of Manhattan's Greenwich Village

Ariela
GREA Partner



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Ariel Property Advisors presents 793 Broadway, a premier mixed-use development opportunity in the heart of Manhattan's Greenwich Village.

Located between East 10th and East 11th Street is a 25' wide parcel measuring approximately 2,083 square feet. The property is currently improved by a 2-story, 4,320 sq. ft. commercial structure that will be delivered vacant.

Dynamic Development Potential

➤ Residential Use

Standard Resi, 3.44 FAR: Up to 7,166 ZFA

Universal Affordability Preference (UAP), 5.01 FAR: Up to 10,436 ZFA

➤ Commercial Use, 6.0 FAR: Up to 12,498 ZFA

➤ Community Facility Use, 6.5 FAR: Up to 13,539 ZFA

With strong demand and limited supply frequently driving local condominium prices north of \$2,500 per square foot, 793 Broadway represents an ideal boutique residential project.

Its central location among NYU's Washington Sq. Park Campus, Cooper Union and Union Square generates exceptional foot traffic that enhances the appeal of potential retail or commercial components

Developers or educational institutions could also utilize the community facility FAR to build a boutique dormitory for student housing.



Asking Price: \$5,750,000

Exclusively Represented By
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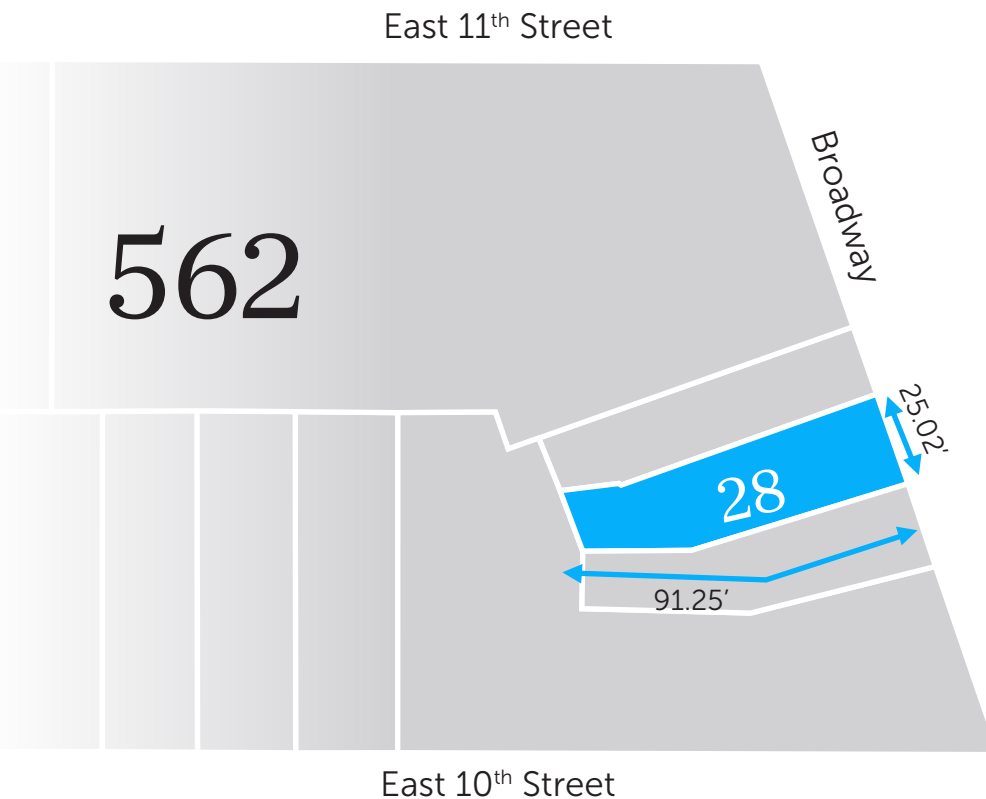
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For Financing
Information: Benjamin Schlegel x81
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C6-1

Zoning

2,083

Lot Sq. Ft.

25.02' x 91.25'

Lot
Dimensions

12,498

Commercial
Buildable SF

N R Q W
4 5 6 & **L**
Subway Lines

Development Rights Estimates - C6-1/R7-2 Zoning

	FAR	Total Buildable Area (BSF)
Standard	3.44	7,166
UAP	5.01	10,436
Commercial	6.00	12,498

(All square footage/buildable area calculations are approximate)

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Property Information

Block / Lot	562 / 28
Lot Dimensions	25.02' x 91.25'
Lot Sq. Ft.	2,083
Building Dimensions	25' x 80'
Stories	2
Existing Building Sq. Ft. (Est.)	4,320
Tax Class	4
Assessment (25/26)	\$727,020
Real Estate Taxes (25/26)	\$78,242

*All square footage/buildable area calculations are approximate

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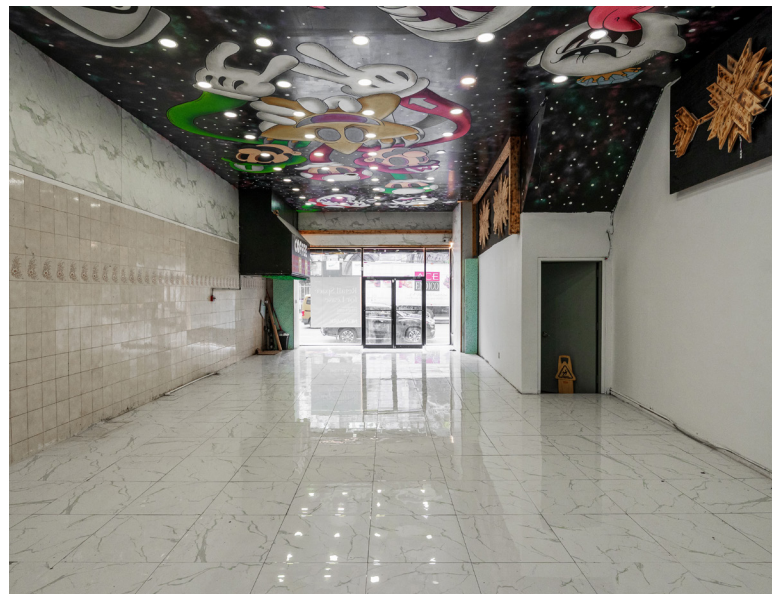
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Interior Photos



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Vibrant Lower Manhattan Location

793 Broadway's location lies in one of Manhattan's most dynamic, coveted locations.

Greenwich Village

Future occupants will enjoy the full range of culinary, cultural and shopping experiences Greenwich Village provides.

Major University Hub

NYU and Cooper Union are a short walk from the property, which drives strong, consistent residential and commercial demand.

Union Square

This major transportation hub is just a few blocks away, providing easy access to the rest of NYC as well as many convenient shopping options.



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Strong Residential Condominium Market

Recent new construction condominiums within blocks of 793 Broadway are achieving record prices:

64 University Place

A block west of the subject property, this 28 unit condominiums between East 10th and East 11th Street.

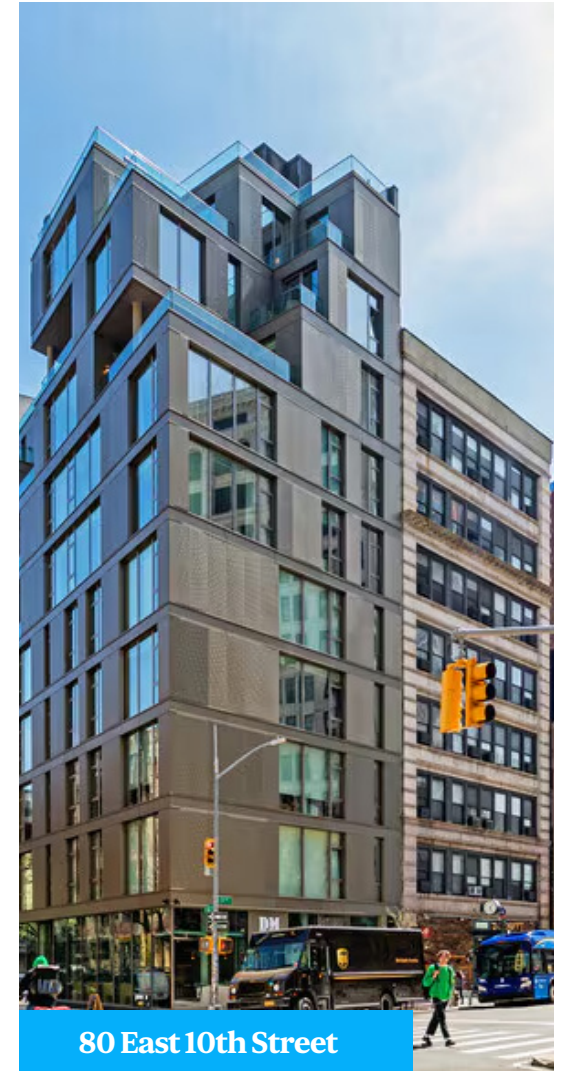
Average sellouts came in at approximately \$2,848 per square foot, with several units achieving over \$3000 per square foot.

Though closings took place in 2024, nearly all sales were presold within 10 days back in 2022.

80 East 10th Street

A block east at the southeast corner of East 10th Street and Lafayette Street, this boutique condominium contains 12 units.

Recent condominium sales have exceeded \$2,300 per square foot.



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793 Broadway is easily accessible via several major subway stations, the 6 train at Astor Place and the R, W at 8th St-NYU. A host of major other subway lines are a short walk away at Union Square and Blecker Street.

Transportation Score



100
Public Transportation



100
Walker's Paradise



96
Rider's Paradise

Visit Walk Score Website →



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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. September 5, 2025 8:27 pm