



126-130
DELANCEY ST.

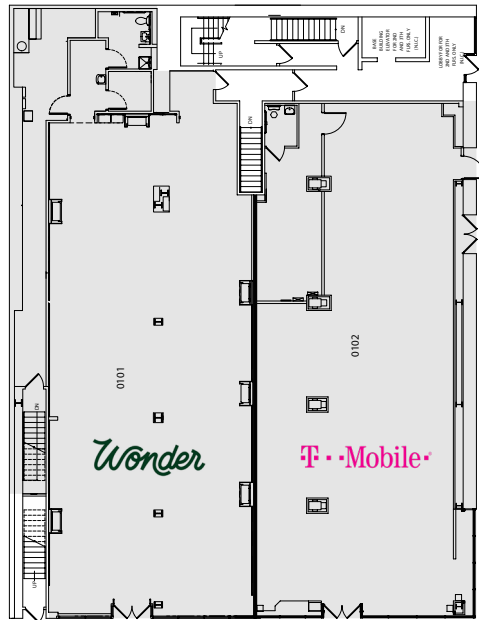
AKA 101 Norfolk Street | Northwest Corner Of Norfolk Street

Fully Leased Corner Commercial Building On Delancey Street **FOR SALE**

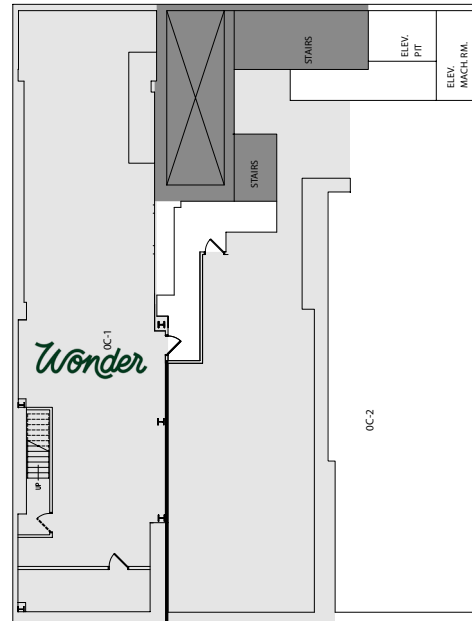
126-130 Delancey receives tremendous visibility from the Williamsburg Bridge and the heavily trafficked Delancey Street. Largely column-free floor plates and wraparound windows bring in uninterrupted light and views on every floor.

 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY

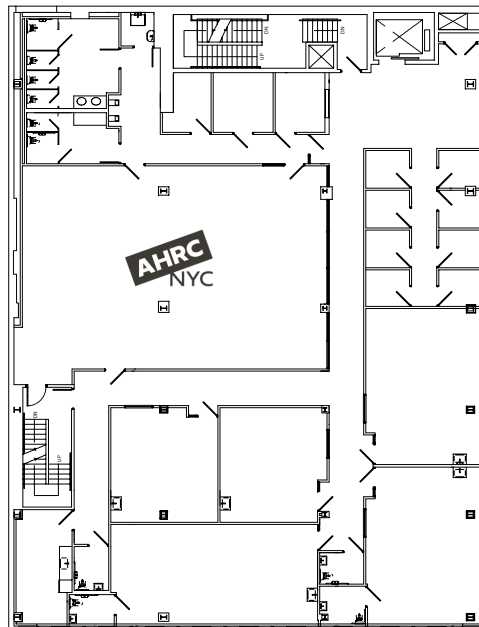




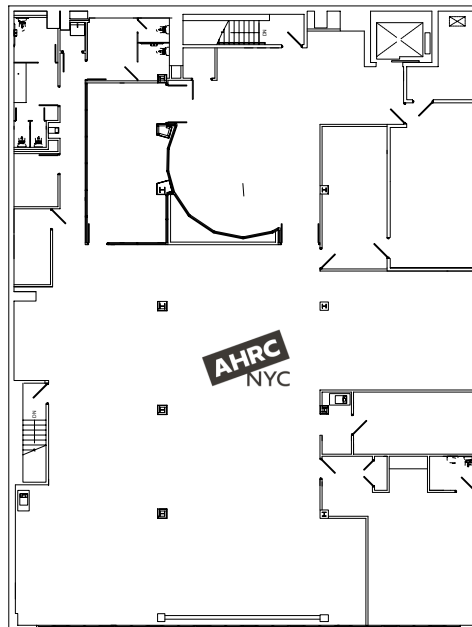
GROUND LEVEL



LOWER LEVEL



SECOND FLOOR



THIRD FLOOR

Building Details

Block/Lot.....353/39, 40, 41
 Stories.....3
 Lot Dimensions.....76' x 100'
 Type.....Retail
 Subtype.....Retail/Office
 Floor Size.....2,625 Square Feet
 GLA.....22,875 Square Feet
 Zoning.....C6-1

Building Features

- Prominent corner retail/restaurant
- 121' of frontage ideally situated between two subway entrances to the F/M and J/Z lines
- Terrific signage and exposure opportunity on one of the Lower East Side's most heavily trafficked streets
- Upper floors suitable for retail, office, or a showroom to create a partial or full building flagship opportunity
- Potential for 3 stories of illuminated signage
- Elevator serving all 4 levels, currently used by AHRC with access through a private lobby at 101 Norfolk Street entrance



Market Value History

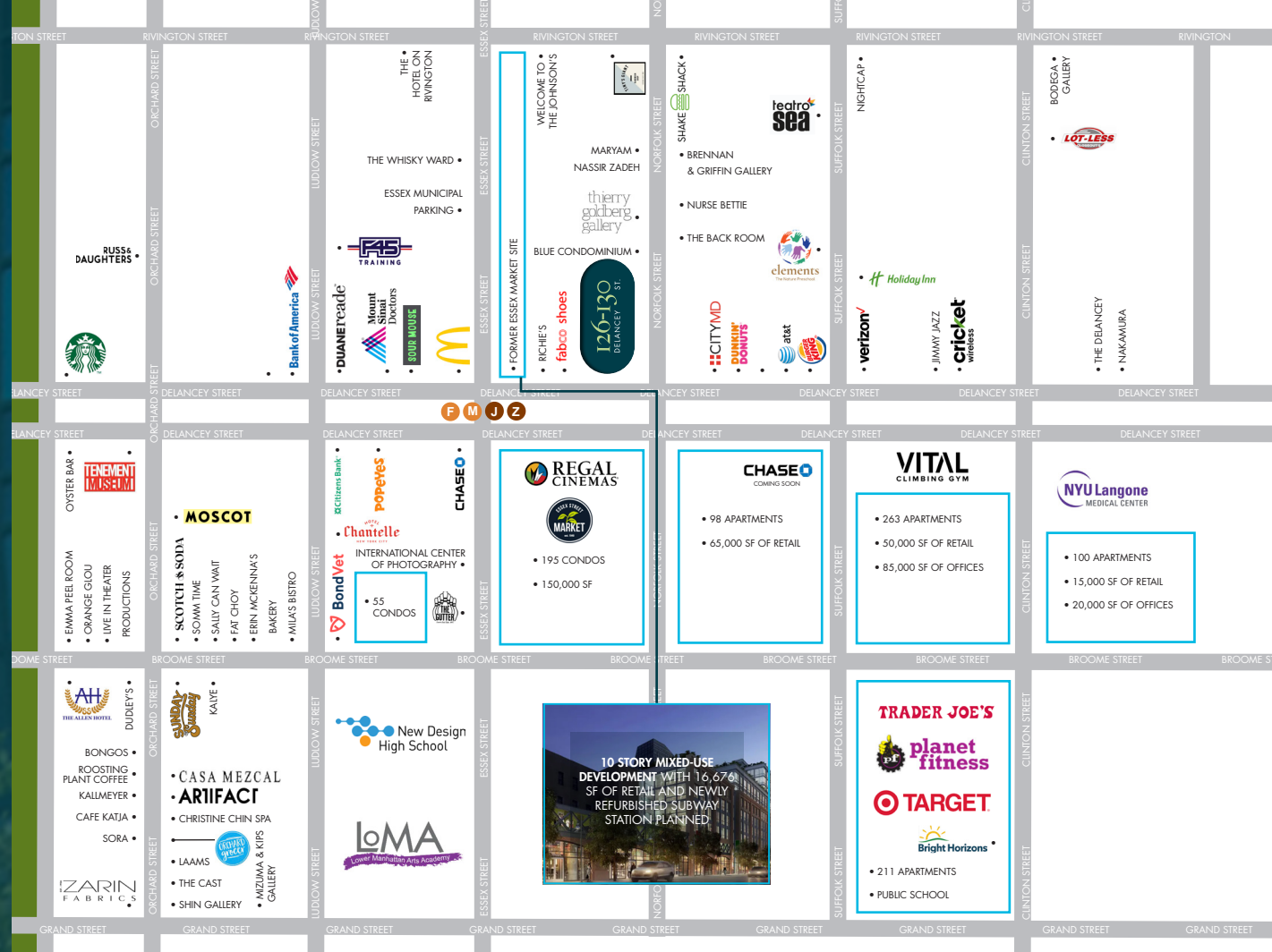
YEAR	MARKET VALUE	ASSESSED VALUE	TAXABLE	TAX RATE %	BASE TAX	PROPERTY TAX
2025/26	\$8,073,000	\$3,632,850	\$3,632,850	10.848%	\$394,092	\$394,092
2024/25	\$9,069,000	\$4,081,050	\$4,081,050	10.762%	\$439,203	\$439,203
2023/24	\$9,414,000	\$4,236,300	\$4,236,300	10.592%	\$448,709	\$448,709
2022/23	\$9,304,000	\$4,186,800	\$4,186,900	10.646%	\$445,727	\$445,727
2021/22	\$9,100,000	\$4,095,000	\$4,095,000	10.755%	\$440,417	\$440,417
2020/21	\$12,124,000	\$5,455,800	\$5,455,800	10.694%	\$583,443	\$583,443
2019/20	\$5,364,000	\$2,413,800	\$2,046,861	10.537%	\$215,678	\$215,678

Notes

- Recent capital expenditures of \$750,000 into building system upgrades
- Rental incomes calculated reflect a lease year starting November 2026

Located At The Crossroads Of The New Essex Crossing Development & The Williamsburg Bridge

- Essex Crossing: 1.9 million square foot development
- 350,000 square feet of office space
- 1,000+ residential units
- 100,000 square feet of green space
- 150,000 square foot Market Line
- Daily average of over 98,000 vehicular and cyclist traffic
- Delancey Street hourly pedestrian traffic between 1,500 and 2,500 during peak hours
- Annual traffic count: 43,000,000
- Directly in front of the Delancey subway station with an average ridership of 68,000 daily



I26-I30
DELANCEY ST.

For More Information, Please Contact:

Christopher Owles

212.604.9002 chris@sinvin.com

Margie Sarway

646.673.8742 margie@sinvin.com

