

78-80

Saint Marks Place
NEW YORK, NY 10003

**~14,400 SQ FT
MIXED-USE BUILDING**

**FEATURES THEATER,
BAR & EATING ESTABLISHMENT**



Marianne T. O'Toole
Chapter 7 Trustee

LaMonica Herbst & Maniscalco
LLP, Attorneys for the Chapter 7 Trustee

78-80

Saint Marks Place
NEW YORK, NY 10003

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AUCTION DETAILS

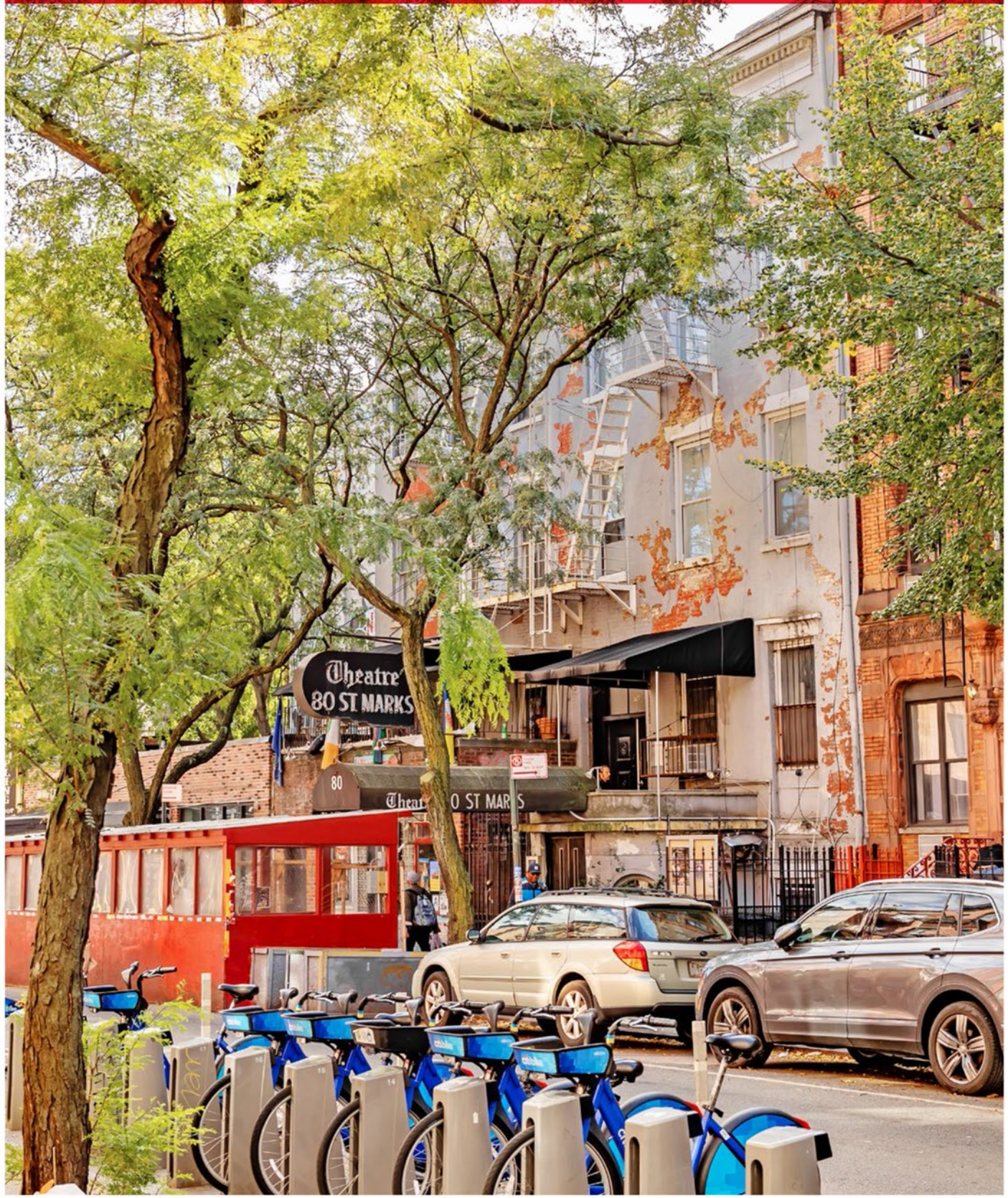
AUCTION DATE: May 9th, 2023 @ 11am

REGISTRATION DEADLINE: May 8th, 2023 @ 5pm

WEBSITE: maltzauctions.com/auction/78-80-st-marks



BANKRUPTCY AUCTION

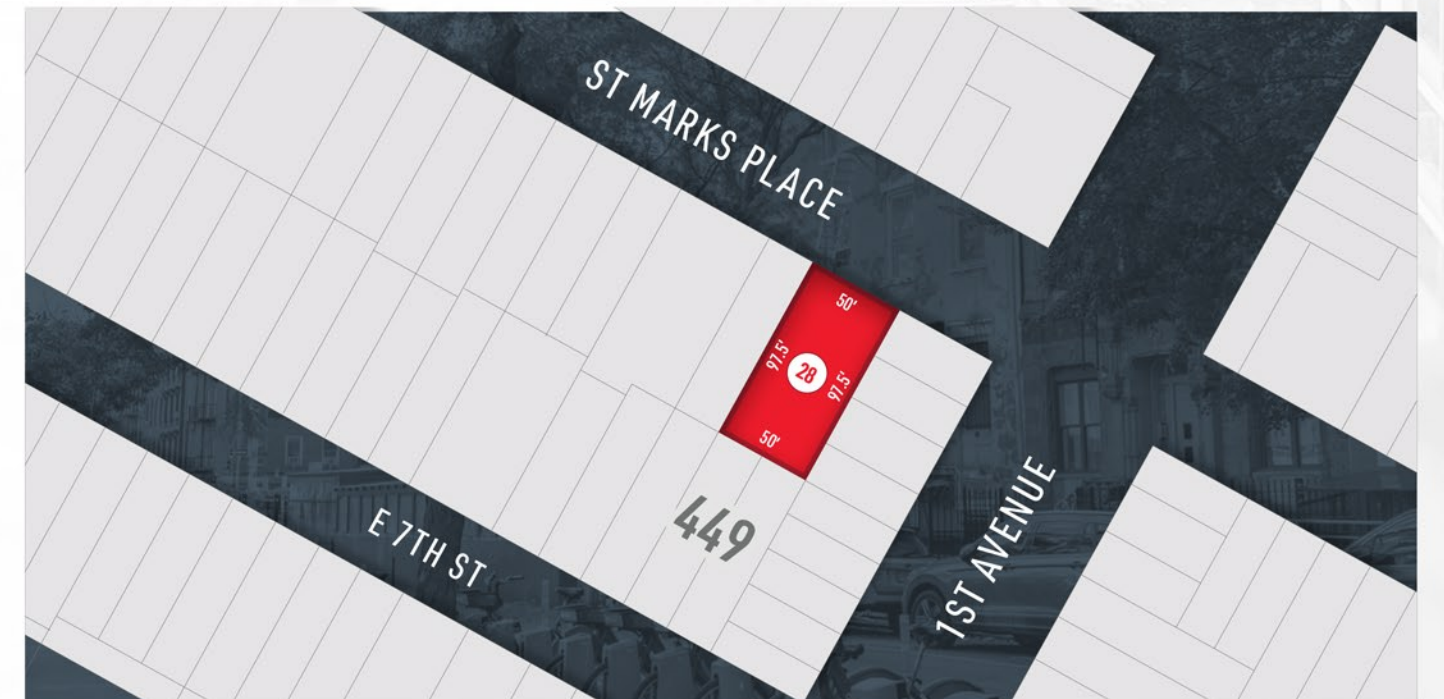


PROPERTY INFORMATION

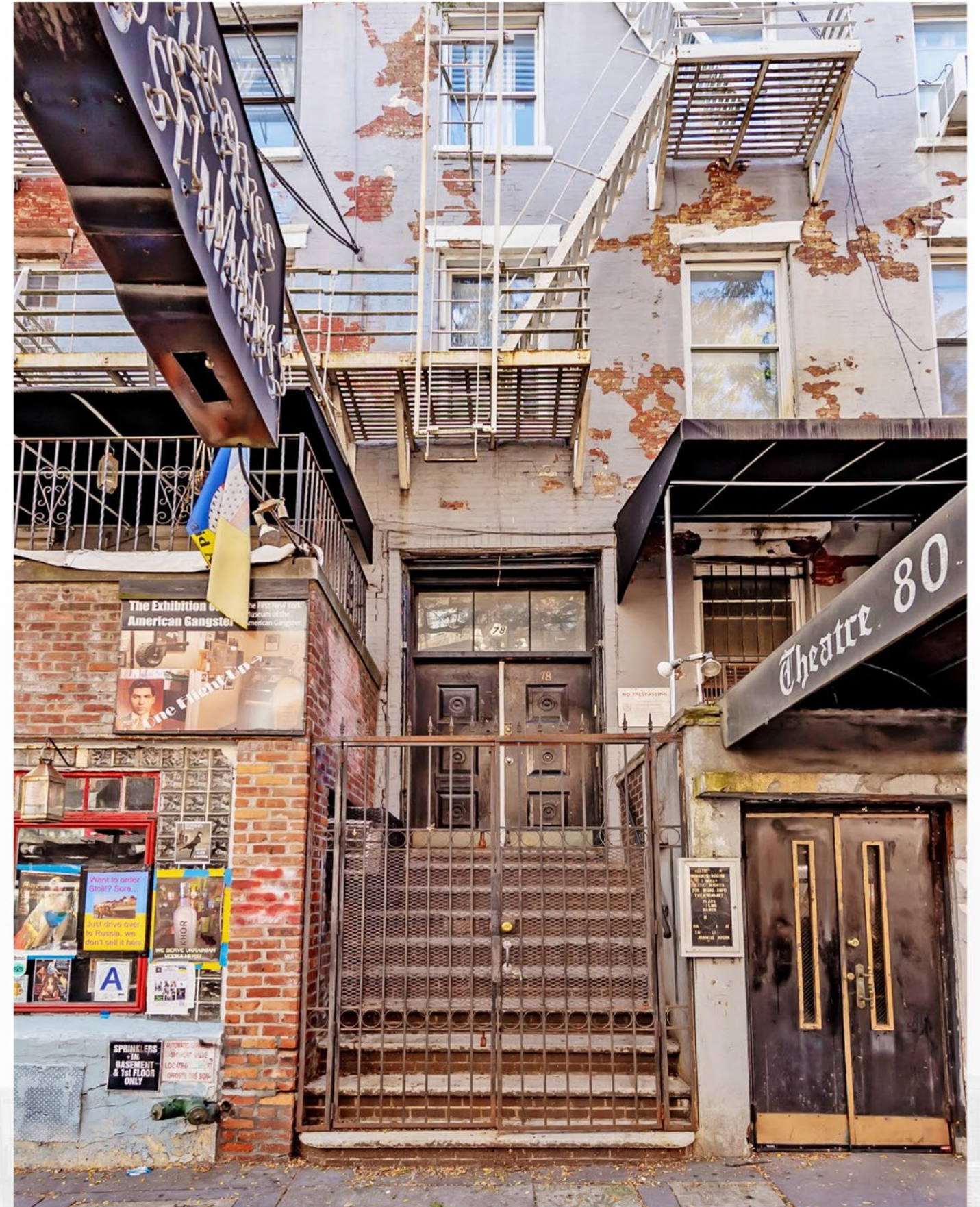
ZONING INFORMATION

NYC FINANCIAL INFORMATION (22/23)

TAX MAP



CURRENT USE



BANKRUPTCY AUCTION



PROPERTY DETAILS

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AUCTION DETAILS

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re: 78-80 ST MARKS PLACE, LLC, - **Case No.:** 21-12139 (MG)

Seller is Marianne T. O'Toole, as Chapter 7 Trustee

14,400 SQ Ft Mixed-Use Building

Features Theater, Bar & Eating Establishment

SEEKING OFFERS FOR IMMEDIATE SALE

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EAST VILLAGE



The East Village is a neighborhood in lower Manhattan that is generally considered to be bound by Broadway on the west, Houston Street on the south, and 14th Street on the north, and of course the East River on the east. The buildings in this neighborhood are typically smaller than many of the loft buildings to the south and the larger apartment buildings to the north. Most of them and older walk-up apartment buildings built during the second half of the 1800s. The East Village retains more of the bohemian feel and style than the West Village does. In fact, the neighborhood is famously the setting for Jonathan Larson’s ground breaking musical Rent.

The neighborhood is characterized by its extensive mixed-use development. Commercial and retail buildings are combined with residential buildings. The East Village has also become a dining hub, with its many restaurants and bars. Some of these are from rising restaurateurs like David Chang of Momofuku, while others like Veselka have been neighborhood stalwarts for decades.

The East Village has seen a recent influx of residential developments, including projects by some of New York City’s largest real estate developers. Tenant demand for quality

residences in the East Village continues to outpace supply. While the broader Manhattan market saw aggregate rents remain stable year-over-year, the East Village saw an uptick in rents due to its proximity to numerous schools (NYU, New School, Cooper Union, etc.) as well as the demand from young professionals who want to live in the NYC’s most vibrant neighborhood.

The neighborhood even has its own micro-neighborhoods. The entrance to Alphabet City (so named because it is set between Avenues A-D) is at Avenue A. Meanwhile, St. Mark’s takes on a complimentary but independent identity from the rest of the neighborhood, with its all-night partying and tattoo parlors.

Residential rents in the neighborhood had some of the largest increases post covid throughout New York City. Simultaneously, no other area in Manhattan enjoys the mixed-use character of the East Village and convenience to the workplace. Mass transportation within walking distance include the **4 5 6 B D F L M N** and **R** subway lines, as well as local and express MTA bus service throughout Manhattan.

ASTOR PLACE

The current 299-seat Off-Broadway Astor Place Theatre, has been located in the landmark Colonnade Row on Lafayette Street, half a block south, since 1969. It was known for premiering works by downtown playwrights like Sam Shepard, but since 1991 has been the home of Blue Man Group, which now owns the theatre. The Joseph Papp Public Theater (home to the New York Shakespeare Festival) is located across the street in the former Astor Library building. The trapezium-shaped traffic island in the center of Astor Place is a popular meeting place and center of much skateboarding activity. The island is most notably home to Tony Rosenthal’s sculpture “Alamo”, known popularly as “The Cube”, which consists of a large, black metal cube mounted on one corner. Installed in 1967 as part of the “Sculpture and the Environment” organized by the New York City Department of Cultural Affairs, the Alamo Cube has since become a popular meeting place in the East Village. The sculpture can be spun on its vertical axis by one person with some effort, and two or more people without trouble. In 2003, the cube was the subject of a prank played by the ATF squad (All Too Flat) in which it was turned into a giant Rubik’s Cube.



UNION SQUARE PARK

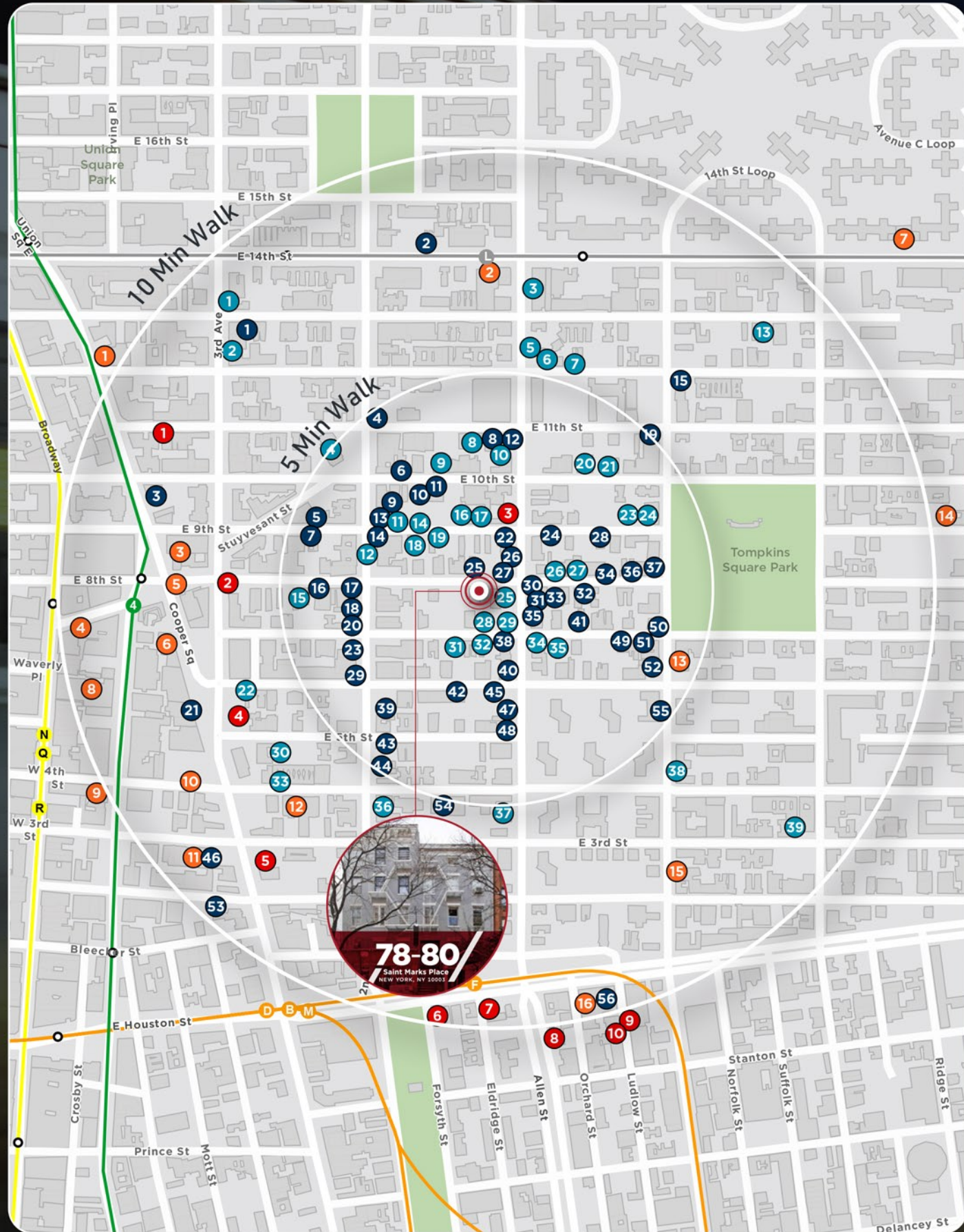
Union Square is a historic intersection and surrounding neighborhood in Manhattan, New York City, located where Broadway and the former Bowery Road – now Fourth Avenue – came together in the early 19th century. Its name denotes that “here was the union of the two principal thoroughfares of the island”. The current Union Square Park is bounded by 14th Street on the south, 17th Street on the north, and Union Square West and Union Square East to the west and east respectively. 17th Street links together Broadway and Park Avenue South on the north end of the park, while Union Square East connects Park Avenue South to Fourth Avenue and the continuation of Broadway on the park’s south side. The park is maintained by the New York City Department of Parks and Recreation. Union Square is also known for the Union Square Holiday Market, which is held from November 23 through December 24. Temporary booths are filled with over 100 craftsmen, who sell items ranging from candles and perfume to knitted scarves and high-end jewelry



TOMPKINS SQUARE PARK

Tompkins Square Park is a 10.5-acre public park in the Alphabet City portion of East Village, Manhattan, New York City. The square-shaped park, bounded on the north by East 10th Street, on the east by Avenue B, on the south by East 7th Street, and on the west by Avenue A, is abutted by St. Marks Place to the west. The park opened in 1834 and is named for Daniel D. Tompkins, Vice President of the United States. Cultural Services of the French Embassy in the United States and the New York City Department of Parks and Recreation have a popular free outdoor French film festival which shows a critically acclaimed French films each Friday at sunset in city parks including Tompkins during June and July.





HOTELS

- 1 Moxy NYC
- 2 St Marks Hotel
- 3 East Village Hotel
- 4 The Standard
- 5 The Bowery Hotel
- 6 Gatsby Hotel
- 7 The Ridge
- 8 SIXTY LES
- 9 The Ludlow
- 10 Hotel Indigo

HEALTH CLUBS/GYMS

- 1 Crunch Fitness - Union Square
- 2 14th Street Y
- 3 Cycle Bar
- 4 TMPL - Astor Place
- 5 Orangetheory Fitness
- 6 Life Time
- 7 StuyFitness on 14th
- 8 Barry's NoHo
- 9 Blink Fitness - Noho
- 10 Crunch Fitness - Bowery
- 11 Great Jones Fitness
- 12 Surfset New York City
- 13 Blink Fitness - East Village
- 14 CrossFit East River
- 15 TMPL - Avenue A
- 16 Equinox Orchard Street

RESTAURANTS

- 1 Soothr
- 2 Artichoke Basille's Pizza
- 3 Ippudo NY
- 4 LoveMama
- 5 Soba-ya
- 6 ChikaLicious Dessert Bar
- 7 Cha-An
- 8 Veniero's
- 9 Uluh
- 10 Madame Vo
- 11 Curry-Ya
- 12 Momofuku Noodle Bar
- 13 MUD

- 14 Veselka
- 15 Au Za'atar
- 16 Mamoun's Falafel
- 17 Paul's Da Burger Joint
- 18 Ramen Misoya
- 19 Westville
- 20 B&H Dairy
- 21 Gyu-Kaku Japanese BBQ
- 22 East Village Pizza
- 23 San Marzano Pasta Fresca
- 24 Whitmans
- 25 Taqueria St. Marks Place
- 26 Dan and John's Wings
- 27 Little Kirin
- 28 Thursday Kitchen
- 29 Mighty Quinn's Barbeque
- 30 The Wild Son Lunch Counter
- 31 Noreetuh
- 32 Cafe Mogador
- 33 Xe May Sandwich Shop
- 34 Mokyo
- 35 Málà Project
- 36 Crif Dogs
- 37 Hanoi House
- 38 YUBU
- 39 The Mermaid Inn
- 40 SenYa
- 41 Ladybird
- 42 Spicy Moon East Village
- 43 Sushi By M
- 44 Nai
- 45 Raku
- 46 Bohemian Restaurant
- 47 Upstate Craft Beer & Oyster Bar
- 48 Sigiri
- 49 Giano Restaurant
- 50 Yuca Bar
- 51 Avant Garden
- 52 Pylos
- 53 Fish Cheeks
- 54 Benemon
- 55 Somtum Der
- 56 Katz's Delicatessen

SHOPPING

- 1 Kiehl's Since 1851
- 2 Cure Thrift Shop
- 3 Kathe's Jewelry
- 4 Tree Riders NYC
- 5 L Train Vintage
- 6 New York City Pharmacy
- 7 Academy Records
- 8 Buffalo Exchange
- 9 Limited to One Record Shop
- 10 Manhattan Eyeworks
- 11 Still House
- 12 Azaleas
- 13 CC Cyclery
- 14 Verameat Jewelry
- 15 Jewels Parlor
- 16 Spark Pretty
- 17 Fabulous Fanny's
- 18 Cobblestones
- 19 An Me
- 20 Live Live & Organic
- 21 Niconeco Zakkaya
- 22 Video Games New York
- 23 Mr Throw Back
- 24 Pink Olive
- 25 AT&T Store
- 26 The Sock Man
- 27 East Village Books
- 28 Tokio7
- 29 Do Kham
- 30 Stranded Records NYC
- 31 East Village Hats
- 32 AuH2O
- 33 Fragrance Shop New York
- 34 Saifee Hardware & Garden
- 35 Trash & Vaudeville
- 36 NYC Velo
- 37 Ace Hardware
- 38 Mast Books
- 39 Book Club





2ND AVENUE
SUBWAY STATION



Two columns of horizontal lines for taking notes, set against a background image of a city street scene with buildings and cars.

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Saint Marks Place NEW YORK, NY 10003

FOR INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:



TRUSTEE

Marianne T. O'Toole
Chapter 7 Trustee

LaMonica Herbst & Maniscalco
LLP, Attorneys for the Chapter 7 Trustee

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