

# Vacant Plaza District Commercial Building For Sale

## 212 East 49<sup>th</sup> Street

### New York, NY 10017

**MASSEY  
KNAKAL**  
Realty Services

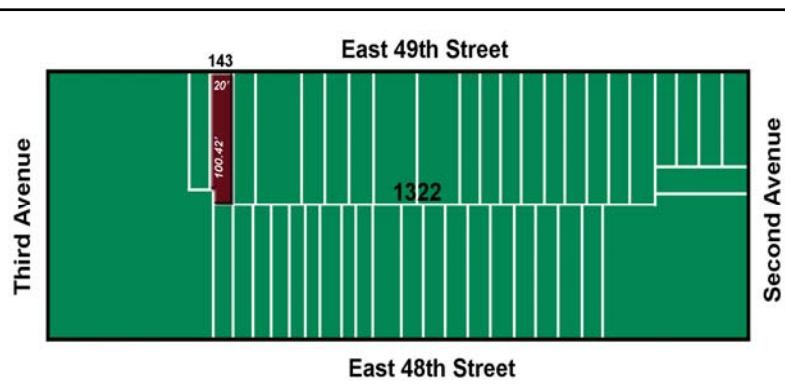
Block / Lot:	1322 / 143
Location:	South side of East 49 <sup>th</sup> Street between Second and Third Avenues.
Lot Dimensions:	20' x 100.42'
Lot Size:	2,008 SF (Approx.)
Stories:	4 plus basement
Building Dimensions:	20' x 100.42', 80' (floors 2-4) (Approx.)
Gross Square Footage:	8,817 (Approx.) (Above Grade + Basement)
Zoning / F.A.R.:	C6-6 (R10 Residential Equivalent) 50% / Commercial FAR: 15.0 / Residential FAR: 10.0 Community Facility FAR: 10.0
2 <sup>nd</sup> Zoning District / F.A.R.:	R8B (50%) / 4.0
Total Buildable SF:	19,079 SF (Approx.)
Available Air-Rights:	10,263 SF (Approx.) <i>should be independently verified</i>
Special Purpose District:	Special Midtown District (MiD)
Assessment (11/12):	\$566,100
R.E. Taxes (11/12):	\$58,376
Year Built:	1920 Renovated: 1983 (Approx.)



#### Property Description:

The property is a 20' wide, approximately 8,817 gross square foot, 4-story plus a useable basement, commercial building with an elevator. The building is located just east of Third Avenue where the Midtown Manhattan office district meets the historic residential district known as Turtle Bay directly across the street from Smith & Wollensky and was originally built in 1920 as a townhouse. In 1983 it underwent a complete renovation for an office end-user. The property benefits from having a 1,000lb capacity hydraulic elevator, a state-of-the-art security system, central air conditioning with individual HVAC units on each floor, custom made double insulated windows with steel frames, bathrooms on each floor including a shower on the 3<sup>rd</sup> floor, high (9' 9"-10' 10") ceilings on each floor, a private outdoor patio off the rear, and multiple skylights that pour in additional light. It is a convenient walking distance to the UN, the heart of the Mid-Manhattan office district and many of NYC's prestigious hotels and restaurants. **The property is vacant and will be delivered vacant.** The property is ideal for a corporate headquarters, a government consulate, a private school, a daycare, a community facility, a religious organization or as an investment property.

**ASKING PRICE: \$6,250,000**



*For further information or inspection,  
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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 it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, 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 HEREIN.

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