



323 East 53 Street

Multi-Family Townhouse | Block & Lot 1346-12 | Sutton Area

\$5,250,000

\$42,200 Annual RE Taxes

4 Units
4 Floors

4 Free-Market
Apartments

Lot Dimensions 20' X 100'
Building Dimensions 20' X 50'
Extensions (all 4 floors) 16' X 8"
Building Sq. Footage 4500
Zoning R8-B

Property Features:
Large Garden
Full Basement
Rare Cast-Iron Facade

This charming late 19th Century, 20'-wide Townhouse is an Architectural Gem on a 100' lot. Built in the 1880's, this 4-story building offers approximately 5,000 sq feet of usable space and a large basement for storage and the possibility of an office or gym. Comprised of 4 apartments (three 2BRs and one 1BR) with classic appointments such as 8 fireplaces, high ceilings, detailed moldings, a front stoop and lovely ivy-covered rear garden with a country feel. Situated on a rapidly developing tree-lined street convenient to midtown business, the United Nations, Madison Avenue shopping and all transportation. Ideally suited for residential use, live-work, multi-unit investment, business, government and diplomatic. 323 E 53 is historically listed as one of the last remaining homes with a cast-iron facade, it is not landmarked. No alternate-side parking on the block for a quieter neighborhood. Zoned R8B. Rental income is currently \$14K/month, increasing next year. With minor improvements, that income could increase dramatically. Ask for an income/expense set-up.

Basement: Unfinished. Storage, Mechanicals, Exit to Garden

First Floor: 2BR/1BA floor-thru apt with access to private large garden. Current rent \$3800/mo

2nd Floor: 2BR/1BA floor-thru.
Current rent \$3300/mo

3rd Floor Rear: 1BR/1BA, Current rent \$2200/mo

3rd Floor Front: Storage. Rented \$1500/mo.
Formerly, part of 3R and easily recombined.

4th Floor: 2BR/1BA floor-thru. Current rent \$3100/mo

Staircase to Roof

Jerry Senter

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