



124A East 36th Street

Townhouse Mixed Use | Block & Lot 891-76 | Murray Hill

\$6,333,333

\$33,816 Annual RE Taxes

3 Units
7 Floors

Lot Dimensions 74' X 16'
Building Dimensions 16' X 43'
Building Sq. Footage
Zoning R10B

Property Features

Garden Storage Terrace
Original Detail Wash/Dryer

Landmarked Six story mixed use townhouse currently configured as three units: a commercial duplex accessed from the ground floor perfect as a doctor's office or spa with access to south facing garden, Parlor and 2nd floor duplex with bright sunny windowed kitchen, 11' ceilings, four wood burning fireplaces and terrace. Third, fourth and fifth floor owners triplex with north and south facing terraces.

With an annual rent roll of \$384,000 the house can be delivered with tenants in place or vacant. Ideal for an investor or for someone who would convert it to an amazing single family home.

Beautifully renovated and restored, the house has five wood burning fireplaces, a parlor floor with 11' ceilings, mahogany paneled living and dining rooms, five marble bathrooms, private garden, third floor terrace, and a top floor with north and south facing terraces.

Located on a beautiful brownstone block in the heart of Murray Hill.

Tamir Shemesh

Licensed Associate RE Broker

(o) 212.323.3245 | tshemesh@corcoran.com

Patty Lehan

Licensed RE Salesperson

(o) 212.323.3246 | plehan@corcoran.com

GROUND FLOOR & BASEMENT: Private entrance leads to large office duplex. Gracious reception area 5 offices, 1.5 Baths. Also includes its own private garden. Unit is zoned for professional & commercial space. Currently rented at \$120,000. Can be delivered vacant or fully rented.

PARLOR & 2ND FLOOR: Beautifully restored & renovated with original details, hardwood floors, 11' ceilings, 4 wood burning fireplaces, and powder room. Elegant formal mahogany paneled LR & DR room each centered on a beautiful fireplace. Large windowed eat-in Kit with top of the line appliances and terrace. Private stairs lead to the second floor which includes two large bedrooms with their own full marble bathrooms & abundant closet space. Currently rented at \$120,000. Can be delivered vacant or fully rented.

Parlor floor has beautiful hardwood floors, bay windows, 4 wood burning fireplaces, kitchen and terrace, upstairs 2 BR & Baths.

3rd & 4th & 5th FLOOR: Sun filled mahogany paneled living room, dining and kitchen with top of the line appliances. This floor features hardwood floors and a wood burning fireplace. The second floor has two bedrooms each with their own full marble bathrooms and large California closets. Third floor can be used as a master suite or family room complete with full bathroom and large south facing and north facing private terraces. Currently rented at \$144,000 Can be delivered vacant or fully rented.