



**AVISON  
YOUNG**



## 239 EAST 77<sup>TH</sup> STREET, NEW YORK, NY

BETWEEN SECOND AND THIRD AVENUES

Partnership. Performance.

### INVESTMENT HIGHLIGHTS

- 4-story walkup building with 16 studio units over 7,200 square feet
- 15 free-market units, 1 rent-stabilized unit
- Outstanding Upper East Side location
- Ideal investment opportunity with steady in-place income
- Ability to renovate apartments on lease roll to increase rents
- Highly financeable asset
- Easily accessible via public transportation
- Excellent opportunity for 1031 buyer
- Ideal for owners of neighboring properties who can take advantage of economies of scale
- Ability to utilize additional zoning floor area to create duplex apartments in conjunction with top floor units

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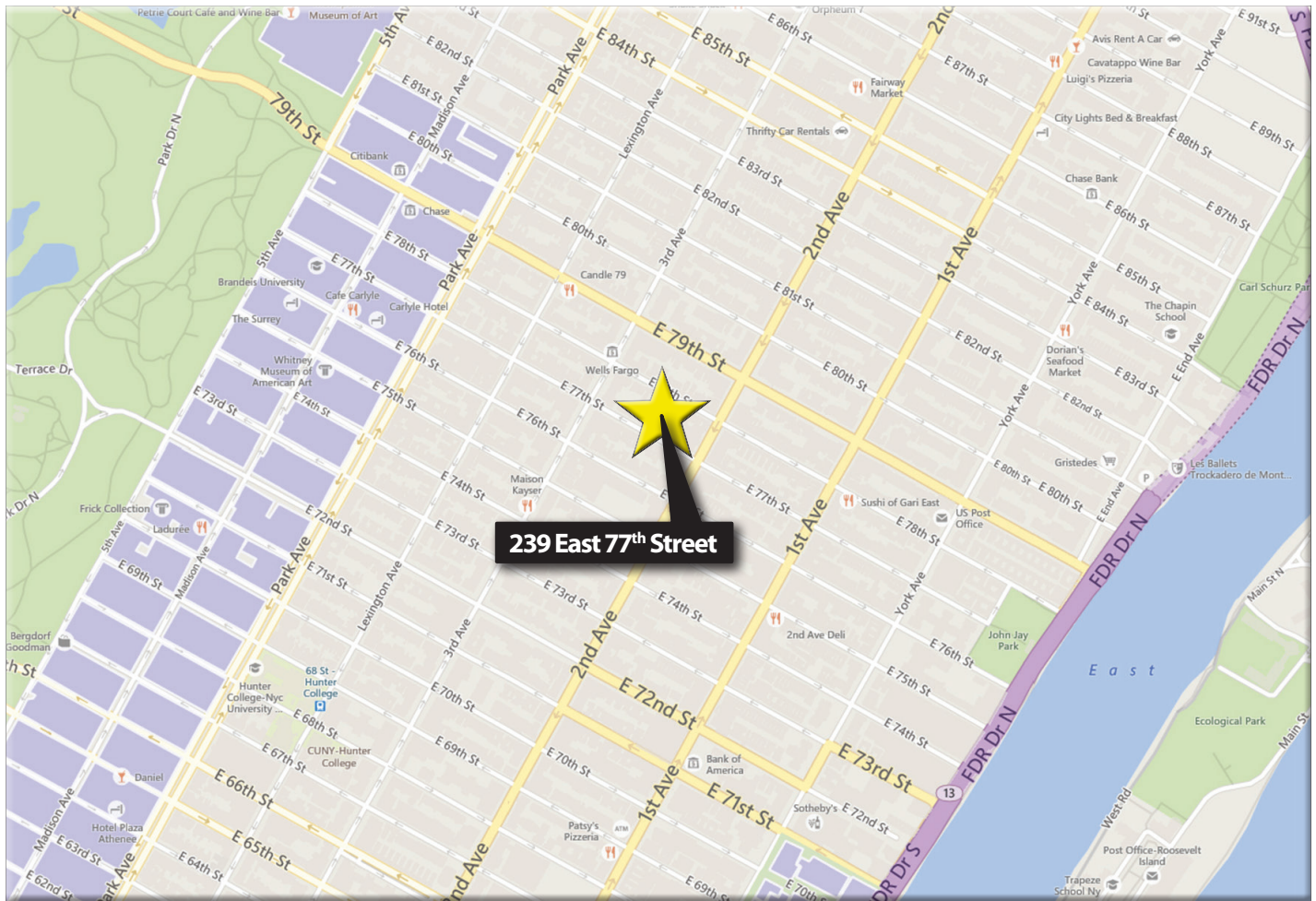
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## SNAPSHOT

Block/Lot	1432/15
Year Built	1910
Lot Dimensions	25' x 102.17'
Land Area	2,554 SF
Building Height	4 stories
Gross Building Area (approx)	7,200 SF

## ZONING

Zoning Designation	R8B
Residential/Community Facility FAR	4.0
FAR as Built	2.9
Permitted (Maximum) Floor Area	10,216 SF
Available Development Rights (approx)	3,016 SF
Landmark District	None

## REAL ESTATE TAXES (2014/2015)

Assessed Value	\$573,120
Real Estate Tax (13.145% tax rate)	\$75,337 (\$10.46 PSF)

## RESIDENTIAL UNIT SUMMARY

Unit Count	16
Unit Mix	16 studios
Unit Status	15 free market, 1 stabilized

Avison Young – New York

Investment Sales

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