

12 EAST 96TH STREET NEW YORK, NY 10128

Carnegie Hill Townhouse Just Off Central Park
Continued Educational Facility Use or Conversion Opportunity



FOR SALE



PROPERTY FEATURES

LOCATION:	South side of East 96th Street between Fifth and Madison Ave	
BLOCK / LOT:	1507 / 63	
LOT DIMENSIONS:	25' x 100.71'	(approx.)
LOT SIZE:	2,518	(approx.)
STORIES:	7, plus Basement & Sub-Basement	
ABOVE GRADE SPACE:	13,990	(approx.)
BASEMENT:	2,250	(approx.)
SUB-BASEMENT:	2,135	(approx.)
GROSS SF:	18,375	(approx.)
ZONING / FAR:	R10 / 10.0	
HISTORIC DISTRICT	Carnegie Hill Historic District	
TOTAL BSF:	25,178	(approx.)
EXISTING SF (ABOVE GRADE):	13,990	(approx.)
ADDITIONAL AIR RIGHTS:	11,188*	(approx.)
ASSESSMENT (14/15):	\$1,779,660	
TAXES (14/15):	\$190,139	

SQUARE FOOTAGE BREAKDOWN

Sub-Basement:	2,135 SF
Basement:	2,250 SF
First Floor:	2,135 SF
Second Floor:	2,135 SF
Third Floor:	2,175 SF
Fourth Floor:	2,175 SF
Fifth Floor:	2,115 SF
Sixth Floor:	1,835 SF
Seventh Floor:	1,420 SF
Above Grade:	13,990 SF
Total (Incl. Below Grade):	18,375 SF

*The property is in a Historic District and thus the use of the development rights is potentially limited.

PROPERTY DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 12 East 96th Street, a 25' wide townhouse nestled in the heart of Carnegie Hill on the Upper East Side. The trophy asset, located on the south side of East 96th Street between Fifth and Madison Avenues, offers an exceptional blank canvas for a user or developer to execute a wide variety of potential visions, from boutique condominiums, a mixed-use commercial / residential project, continued use as an educational facility, or a truly historic and one-of-a-kind single family residence.

The elevator serviced townhouse stands seven stories tall and additionally contains a basement and sub-basement below grade. While the townhouse consists of approximately 13,990 gross square feet above grade, the inclusion of the below grade space brings the total size of the asset to approximately 18,375 gross square feet. The nearly one hundred year old property was designed and constructed by well-known architect Ogden Codman, Jr. as a private residence but was later converted for use as a school. The townhouse contains stunning original details, including intricate moldings, multiple fireplaces, a grand staircase, a wood-paneled ballroom, and a wrought-iron balcony. In addition to high ceilings and light-filled rooms, the property also features two terraces, one in the rear of the ground floor and one on the sixth floor. The property lies within the

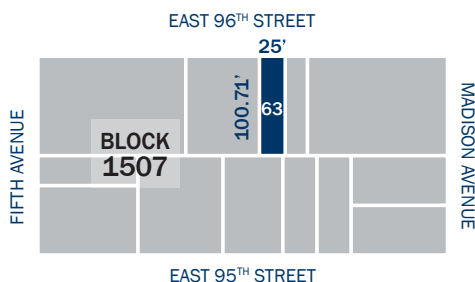
Carnegie Hill Historic District, and therefore any work to the exterior and usage of the additional air rights must be presented to, and approved by, the Landmarks Preservation Commission.

Presently, the building is owned and occupied by the prestigious La Scuola d'Italia Guglielmo Marconi, the only Italian bilingual and bicultural school in North America. Due to its approvals for, and current use as, a school, the property allows for immediate occupancy by an educational institution upon the completion of La Scuola's 2015-2016 academic year in June 2016. Alternatively, the property presents an extraordinary opportunity for conversion to either a single family townhouse, luxury residential condominiums, or a unique mixed-use project.

12 East 96th Street is also located just half-a-block from Central Park and the famed Museum Mile on the Upper East Side, the most established and prestigious residential neighborhood in all of New York City. The Upper East Side is globally recognized for its classic architecture, world-class boutiques and restaurants, respected educational institutions, and deep-rooted commitment to culture. Furthermore, the property is located mere blocks from both public transportation and many of New York City's most exciting cultural amenities, providing a truly unique opportunity for either continued educational facility use or conversion to luxury, one-of-a-kind residential use.

ASKING PRICE

\$30,500,000



FOR MORE INFORMATION, PLEASE CONTACT:

Robert Knakal

Chairman
(212) 696 2500 x7777

Robert.Knakal@cushwake.com

Thomas Gammino

Executive Vice President
(212) 696 2500 x7727

Tom.Gammino@cushwake.com

Jonathan Hageman

Director
(212) 696 2500 x7773

Jonathan.Hageman@cushwake.com

Charlotte Myers

Associate
(212) 696 2500 x7749

Charlotte.Myers@cushwake.com

Louis Marchetta

Associate
(212) 696 2500 x5134

Louis.Marchetta@cushwake.com

CUSHMAN & WAKEFIELD, INC.

275 Madison Avenue 3rd Floor
New York, NY 10016

nyinvestmentsales.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our client. The depiction in the above photograph of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the Property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client.

12 EAST 96TH STREET NEW YORK, NY 10128

Carnegie Hill Townhouse Just Off Central Park
Continued Educational Facility Use or Conversion Opportunity



FOR SALE



Points of Interest

- 1 Mt. Sinai Hospital
- 2 St. Bernard's School
- 3 Jewish Museum
- 4 The Nightingale-Bamford School
- 5 Convent of the Sacred Heart
- 6 Cooper-Hewitt National Design Museum
- 7 The Spence School
- 8 Trevor Day Lower School
- 9 Guggenheim Museum
- 10 St. David's School
- 11 The Dalton School
- 12 Neue Galerie
- 13 The Ramaz School
- 14 Loyola School
- 15 Metropolitan Museum of Art
- 16 Marymount School

FOR MORE INFORMATION, PLEASE CONTACT:

Robert Knakal

Chairman
(212) 696 2500 x7777

Robert.Knakal@cushwake.com

Thomas Gammino

Executive Vice President
(212) 696 2500 x7727

Tom.Gammino@cushwake.com

Jonathan Hageman

Director
(212) 696 2500 x7773

Jonathan.Hageman@cushwake.com

Charlotte Myers

Associate
(212) 696 2500 x7749

Charlotte.Myers@cushwake.com

Louis Marchetta

Associate
(212) 696 2500 x5134

Louis.Marchetta@cushwake.com

CUSHMAN & WAKEFIELD, INC.

275 Madison Avenue 3rd Floor
New York, NY 10016

nyinvestmentsales.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our client. The depiction in the above photography of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the Property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client.