

# 138-140 EAST 30<sup>TH</sup> STREET NEW YORK, NY 10016 APARTMENT BUILDINGS



## CUSHMAN & WAKEFIELD®

### FOR SALE



#### BUILDINGS FEATURES

ADDRESS:	138 East 30th Street	140 East 30th Street
Location:	The subject property is located on the south side of 30th Street between Lexington and Third Avenues.	
Block / Lot:	885 / 59	885 / 58
Lot Dimensions:	12.5' x 98.75	12.5' x 98.75 (approx.)
Building Dimensions:	12.5' x 55.3', x 55.3', 51.35' (3-5)	12.5' x 51.35'... (approx.)
Stories:	4 plus English Basement	4 plus English Basement
Gross Square Footage:	3,308	3,209
Units:	3	7
Lot Square Footage:	1,234	1,234 (sq. ft. approx.)
Zoning:	R8B	R8B
FAR:	4.00	4.00
Total Buildable Sq. Ft.	4,938	4,938 (sq. ft. approx.)
Minus Existing Structure:	3,308	3,209 (sq. ft. approx.)
Available Air Rights:	1,630	1,729 (sq. ft. approx.)
*Assessment (15/16)	\$161,187	\$327,015
*Taxes (15/16)	\$30,878	\$42,037

#### PROPERTY DESCRIPTION

138 & 140 East 30th Street, are two contiguous beautifully pointed brick façade apartment buildings with arched front windows and adorned with original wrought iron balconies and front fencing. Located on a quiet tree-lined street in Kip's Bay steps away from the bustling and vibrant neighborhoods of Murray Hill, Madison Square Park, and Gramercy Park.

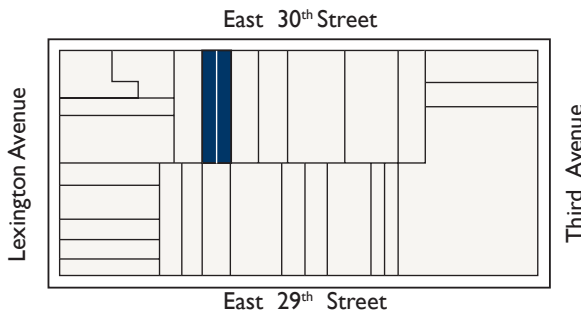
138 East 30th Street is a 12.5' wide, 4-story plus English basement, 3 unit, approximately 3,308 SF apartment building located on the south side of East 30th Street between Lexington and Third Avenues. According to the Certificate of Occupancy the English basement, though currently configured as a one-bedroom/one bath apartment with a washer dryer and access to a ~581 sf garden, is approved for use as a doctor's office. The parlor floor consists of a finely detailed two-bedroom/ one-bathroom unit. Floors three, four, and five is a beautifully renovated triplex apartment that consists of 5 bedrooms, a new kitchen with high end finishes, and a washer dryer. The units are cooled via window units and heated by an 8 year old gas-fired boiler via steam radiators. The building is currently NNN leased for \$198,000 per annum through 4/19/16. All units are individual metered for electric and gas, and are fair market.

140 East 30th Street is a 12.5' wide, 4-story plus English basement, 7 unit, approximately 3,209 sf apartment building located on the south side of East 30th Street between Lexington and Third Avenues. The basement and parlor floors are duplexed consisting of three bedrooms/ two baths, a washer dryer, and has access to a ~581 sf private garden. Floors three, four, and five each consist of two studio apartments per floor. The units are cooled via window units and heated by an 8 year old gas-fired boiler via steam radiators. The building is currently being leased as furnished rentals and include cable, Wi-Fi, gas, and electric. All units are individual metered for electric and gas and will be delivered vacant.

These two contiguous apartment buildings offer a multitude of uses potentially fitting the needs for many types of investor or users. The ability to be delivered vacant provides an ideal single family conversion into either one or two homes or live plus income. The buildings could also be used by a government or institutional user seeking a headquarters by reconfiguring these properties to the unique needs of such an organization. The basement level of both buildings could be used as a "professional-use" as per zoning.

#### TAX MAP

885/ 59 & 58



#### REDUCED ASKING PRICE

~~\$8,750,000~~ **\$8,450,000**

#### FOR MORE INFORMATION, PLEASE CONTACT:

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