

# 153-155 E 78th St

Mixed Use Townhouse : Block & Lot 1413-23+123 : Upper East Side

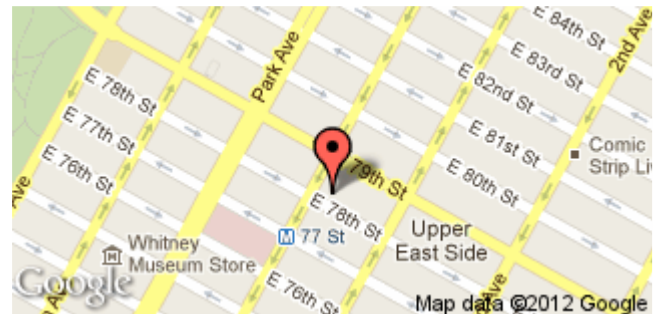


**\$11,950,000** (Approx. \$2,146 /Sq.Ft.)

\$57,043 Annual RE Taxes

- 4 Floors
- 13 Rooms
- 7 Baths

Lot Dimensions: 25 X102  
Building Dimensions: 55  
Bldg Sq. Footage: 5,568  
Zoning: C1-8X



Two single occupancy dwellings DELIVERED VACANT for combination into a 25' splendid mansion. Both are stoop entrance twin brownstones just outside the landmark area with restricted retail use on the ground floor. Currently 47 feet high, each building has almost 11,500 sf of unused air rights and the C1-8X zoning allows the ground floor to be built up to a depth of 95'. #153 has no C of O but is zoned as a two occupant townhouse. #155 has a single occupant C of O and can also have the retail space segregated based on the existing zoning. Both have full basements with great ceiling height which can be used as part of a possible commercial space on the ground floor. Because they were built by the same individual at the same time, the floors line up making a renovation easier. Come see the possibilities that await a possible single occupant mansion, or fabulous income producing home. This is a a very special opportunity.

## FEATURES

- Garden

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