# 30 E 39th St

Commercial Building · Block & Lot 868-49 · Murray Hill

20' wide, 6-story, approximately 9,960 square foot above grade, elevatored commercial building, located in Murray Hill. Originally built in 1908, the building was completely rebuilt in 1953 and renovated again in 1998. At the front of each floor the building has either one or two private offices which are mostly hardwood flooring. Stairways are metal pan with concrete-filled treads and the landings are covered with vinyl tiles or rubber treads. The stairway halls are sprinklered, and are heated by baseboard radiators. All the windows have been replaced with double-glazed sash in adonized aluminum frames. The carrier water tower on the roof provides chilled water to the central air conditioning system below. The building's heat is supplied from a Weil McLain sectional boiler fired by a Carlin burner using #2 oil. Two 275-gallon oil storage tanks are joined with siamese couplings nearby in the cellar boiler room. Each floor also has several heat pumps for additinal heating or cooling. Hot water for lavatories is furnished from a 40-gallon lochinuar gas-fired water heating unit. The building is completely renovated as a commercial office building with a temporary certificate of occupancy that has to be renewed every 10 years. The building could be delivered vacant making it ideal for a corporate headquaters, government, doctor, school, institution and any other commercial end-user, or could be converted to residential use per the R8B zoning.

## $9,750,000
$42,395 Annual RE Taxes

- 1 Unit
- 6 Floors
- 99 Rooms
- 99 Baths

| | |
|---|---|
| Lot Dimensions: | 20'X100' |
| Building Dimensions: | 20'X85' |
| Zoning: | R-8 |