

451 W 54th St

Mixed Use Townhouse • Block & Lot 1064-5 • Midtown West



\$6,850,000 (Approx. \$463 /Sq.Ft.)

\$32,328 Annual RE Taxes

- 1 Unit
- 4 Floors
- 7 Rooms
- 4 Baths

Lot Dimensions: 25X100
Building Dimensions: 24.5x 100
Bldg Sq. Footage: 14,809
Zoning: C6-2



The present layout is flexible enough to double the size of this masterpiece. Sitting on a 25 ft. wide lot, this rare abode offers 6,352 (14,809) square feet interior and 1105 square feet exterior, with an FAR of 2.58 and possibilities to raise that to 6.02 residential and 5.99 commercial (or 14,809 sq. ft. residential). Zoned C6-2/CL -Loft with retail stores (other than type 1)(L8). Tax class 4 keeps this building in the lowest paying class (10.152%). This is a great opportunity for live/work/development/single family home. Once a former Rockefeller stable, this early 19th century carriage house now epitomizes unique contemporary Manhattan living. Entrance through exquisitely crafted custom steel doors leads to an expansive interior space boasting 16 ft. ceilings. The spacious four-story home houses a concrete and steel supported oak floor garage with space to accommodate 7 cars. A magnificent grand staircase leads through the home awash with light from the oversized windows with north and south exposures. The unique layout now entails an expansive living room, library, media room and full-floor master suite with gas fireplace and custom bath containing honey onyx marble double sinks and soaking tub. The large eat-in kitchen furnished with top-of-the-line Viking appliances lends itself well to feeding and entertaining guests on any of the three terraces. **INVESTORS:** If purchased and rented at 35k/ month receive a 5.65% return. Please visit the video <http://youtu.be/OP6zFvIrAS8>

BASEMENT: KITCHEN, HALF BATH, WORKSHOP, BUILDING MECHANICALS AND STORAGE.

GROUND FLOOR: PRIMARY MAIN ENTRANCE WITH VIDEO SECURITY PLUS DOUBLE STEEL ELECTRIC GARAGE DOOR ENTRANCE INTO 7 PLUS GARAGE WITH WOOD FLOORS ALSO SERVES AS AN OPEN COLUMN FREE EVENT STUDIO. MENS AND LADIES BATHROOMS AT THE REAR OF SPACE.

SECOND FLOOR: OPEN LOFT FOR LIVING OR WORKING, HALF BATH AND TERRACE.

THIRD FLOOR: SEPARATE 2BR, 1 FULL BATH, EAT IN KITCHEN, BEAUTIFUL DETAIL-LR HA ARCHED WINDOW THAT SPANS THE WHOLE FRONT OF THE BLDG, GOURMET CHEF KITCHEN AND MASTER BEDROOM SUITE WITH JACUZZI BATH.

FOURTH FLOOR: USE AS A BEDROOM OR GREAT ROOM / DEN, ONE SOUTH FACING TERRACE AND ONE NORTH FACING TERRACE.

FEATURES

- Wood-burning fireplace

Tony Oakley Vice President Licensed Associate RE Broker
p. (212) 875-2943 TOK@corcoran.com

Timothy Rothman Senior Vice President Licensed Associate RE Broker
p. (212) 401-1597 Timothy.Rothman@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified