

75 E 2nd St

Multi-Family Townhouse :: East Village

Historic East Village Treasure Located on one of the most picturesque blocks in the East Village Historic District, this 1868 Italianate brownstone offers both a very appealing opportunity for a savvy investor as well as a future homeowner looking to create the large-scale residence of their dreams in a highly coveted location. 75 East 2nd Street is built 25 feet wide and 55 feet deep with a backyard approximately 15 feet deep. Currently structured as 2- one bedroom floor-throughs per floor on five floors with a full basement with new mechanicals, 75 East 2nd Street maintains a wide and generous footprint and low annual taxes with incredibly attractive options and appeal. The building is currently comprised of 5 rent stabilized rentals along with 5 free-market rentals. The elegant ironwork and carved stone of the New York City and National Register Designated Landmark Marble Cemetery, established in 1831. Meticulously maintained by the same owners for decades, 75 East 2nd Street benefits from careful, hands-on ownership with many improvements over the years such as new windows in many of the apartments, recently replaced sewer lines, hot water heater and newer gas boiler, intercom upgrading, waterproofing and facade work. Located in the R8B zoning district with a maximum FAR of 4, 75 East 2nd Street is a rare gem destined to continue as a reliable investment or a splendid personal home for a fortunate new owner on a very special block.

\$5,450,000

- 10 Units
- 5 Floors



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