

427 E 77th St

Multi-Family Townhouse Block & Lot 1472-12 Upper East Side

Charming, 25 footer... Perfect for user or investor purchaser. This property is a four-story plus garden/basement level, multi-family, walk up building, built in 1929, located on the North side of 77th Street, a lovely tree-lined block between York and 1st Avenues. The building is built 25 ft. x 56.17 ft. (approx., 6,666 Sq. Ft. useable residential space), and sits on a 25 ft. x 102.17 ft. lot (2,554 Sq. Ft.) with an FAR of 2.61 (Permitted buildable Sq. Ft. = 10,216 Sq. Ft.). potential additional building rights = 3,440 Sq. Ft. The property is currently comprised of an impressive, mintcondition owners duplex and ten residential apartments Three 1Bdrm./1Bth. and Seven Studio/1Bth. residential apartments. The duplex owners unit has been meticulously fully-renovated. This bight, quiet, sophisticated and spacious residence has two bedrooms, beautifully appointed kitchen and 2 bathrooms, and a lovely living room that directly leads to a spacious (1100 sq. ft. +) landscaped private garden. This contemporary duplex residence features beautiful hardwood flooring, custom lighting and new windows throughout as well as new electrical, plumbing, heating and cooling.

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\$3,850,000

99 Rooms99 Baths

Lot Dimensions: 25X102'17 Building Dimensions: 25X56'17

