

## 223-225 E 31st St

Mixed Use Townhouse • Block & Lot 912-14 • Murray Hill

An Architect's Dream: • Extraordinary 3-unit • Class 1 building with low tax • 11,230 sf Double Townhouse • with garage • air rights • 22 ft ceiling • Mixed use • Light on 5 sides (copper framed skylight) • 3 BR, 2 full Bath Rm penthouse • 2 BR, 2 full Bath Rm apt • Duplex commercial space with 5,000 sf with copper framed skylight • 3 Bath Rms & • Kitchen also in office • Finished basement with full bath • and Double Endless Pool • redwood sauna • Just finishing conversion from oil to gas heat • Enjoy high living, with low overhead or use as high income property • Ideal for like kind exchange

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**\$14,000,000** (Approx. \$1,247 /Sq.Ft.)

\$25,697 Annual RE Taxes

- 4 Units
- 4 Floors
- 20 Rooms
- 8 Baths

Lot Dimensions: 33X98  
Building Dimensions: 33X98  
Bldg Sq. Footage: 11,230



**Basement:** Finished basement with marble floor, central air, bathroom and separate entrance.

**1st Floor:** Office Space

**2nd Floor:** Office Space

**3rd Floor:** Green-housed and terraced 3 to 4 bedroom apartment for live/work.

**4th Floor:** Lovely 2 bedroom, 2 bathroom residential apartment with built-ins and 3 fireplaces. Free market rent: \$4,000 per month. LXP: 4/30/07

**Garage:**