

3 E 63rd St

Multi-Family Townhouse · Block & Lot 1378-6 · Upper East Side



\$23,000,000 (Approx. \$2,044 /Sq.Ft.)

\$119,788 Annual RE Taxes

- 11 Units
- 5 Floors
- 35 Rooms
- 14 Baths

Lot Dimensions: 25 X 100
Building Dimensions: 25 X 95
Bldg Sq. Footage: 11,250
Zoning: R8B/LH-1A



This five-story, eleven unit townhouse with an elevator is located just off Fifth Avenue. The 25ft X 95ft building was built in 1910 and the FAR as built is 3.7— This home could potentially be converted to a condominium building or, a single family residence. The building is not landmarked. However, a roof-top addition has previously been proposed and approved by the Landmarks Preservation Commission. There are unobstructed views of Central Park from all "A" line apartments. The current annual rent roll is \$526,476. The operating expenses including taxes, fuel, insurance and maintenance are about \$168,000— returning an annual net profit of \$358,476.

Isabel Biderman *Licensed Associate RE Broker*
p. (212) 893-1412 IBB@corcoran.com

Court Hassinger *Licensed Associate RE Broker*
p. (212) 605-9394 Court.Hassinger@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