

364 E 69th St

Single Family Townhouse · Block & Lot 1443-31 · Upper East Side

Three-story brick townhouse plus legal usable basement level, totaling roughly 3,800 square feet. A multitude of possibilities awaits the new owner. Current configuration consists of a 2,500 square foot two-story office space which was formerly used as a medical practice. Both ground and basement level have two means of egress and are built back full to the lot line providing a very spacious duplex space suitable as a rental or for home use. Upper two floors which are accessed from a private exterior staircase consists of a very charming townhouse apartment. Lower level of duplex consists of a front living room with built-in shelving, kitchen in the center and a big sunny dining room in the rear leading onto a magnificent south-facing terrace. Upper level of residential duplex consists of two spacious bedrooms and two full baths. There are additional air rights intact as well. Gas heat. Delivered vacant. Not Landmarked. SHOWINGS TO BEGIN APRIL 15, 2014. Additional photos and floorplans to follow.

FEATURES

- Garden

\$4,695,000 (Approx. \$1,282 /Sq.Ft.)

\$10,500 Annual RE Taxes

- 1 Unit
- 3 Floors
- 5 Baths

Lot Dimensions: 16'8X77'2
Building Dimensions: 16'6X42
Bldg Sq. Footage: 3,663
Zoning: R8-B



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