

65 IRVING PL

Mixed Use Townhouse : Block & Lot 874-16 : Gramercy

An extraordinary 5-story plus basement, approximately 7,429 square foot townhouse located just steps away from the exclusive Gramercy Park on the prime corner of historic Irving Place and 18th Street. The recently renovated property has been restored with all of its original detail and fine wood finishing. It was previously used as live/work with a showroom on the first two floors and floors three through five currently configured as a residential triplex. The property can easily be converted to a single-family townhouse or as a live plus income opportunity. The building will be delivered vacant.

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\$12,250,000 (Approx. \$1,649 /Sq.Ft.)

\$69,707 Annual RE Taxes

- 1 Unit
- 5 Floors

Lot Dimensions: 23X85'6"
Building Dimensions: 23X85'6"
Bldg Sq. Footage: 7,429
Zoning: R8-B



BASEMENT: The basement is built approximately 40' deep which contains the mechanical room, two restrooms and a kitchenette.

GROUND & SECOND FLOOR: The ground and second floor unit is built full with 110' of wraparound frontage for a combined 3,933 square foot duplex with separate entrances making it possible to divide the levels for two tenants with 1,966 square feet each or keeping the combined space for a larger multi-level community facility. The second floor currently has one studio apartment in the rear.

THIRD FLOOR: The third floor consists of a large living room with a working gas fireplace in the front, a full bathroom and a laundry room. Connected through the center foyer is a sprawling dining area and full kitchen which provides access to a 600 square foot private terrace built for ample outdoor enjoyment.

FOURTH FLOOR: The fourth floor is built with a large 21'x16' bedroom with a gas fireplace along with a full bathroom, a spacious sitting/dressing area and a sizable 400 square foot terrace.

FIFTH FLOOR: The top floor includes the master bedroom built 21'x43'. A full bathroom divides the bedroom into a sleeping area and a studio space with a "Juliet" style balcony and roof access.