

## 522 E 74th St

Commercial Building : Block & Lot 1485-0039 : Upper East Side



Built 1900 3 Story w/ Cellar Industrial Elevator Delivered Vacant FAR 6.5 Community Use 16,601 Buildabl \$436 psf Cellar: 1,150 SF Storage & Mechanicals First : 2,545 SF Kitchen / Curb Cut Second: 2,554 SF Offices / Storage Third : 1,262 SF Function Room / with Terrace 1,291 SF

**\$7,250,000** (Approx. \$964 /Sq.Ft.)

\$53,000 Annual RE Taxes

- 3 Rooms
- 6 Baths

Lot Dimensions: 2554  
Building Dimensions: 25x102  
Bldg Sq. Footage: 7,520  
Zoning: M1-4



**Basement** : 1,150 SF Clean Dry Full basement with building mechanicals & Storage area - Elevator 7'4" Ceiling

**First Floor** : 2,554 SF Single & Garage Door entry Commercial Kitchen - High ceilings Over size Otis Elevator 12'10" - 9'4" Ceiling

**Second Floor** : 2,554 SF Offices w/ Skylights central air & Storage 9'8" - 9" ceiling

**Third** : 1,262 SF Nicly appointed open area - Formal Function Room for Private Dinner parties Central Air Elevator , Fireplace, Rear stairs to lower levels

**Roof Terrace** : 1,291 Roof Terrace with Pavers and plantings

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