



## 323 East 53<sup>rd</sup> Street

Multi-Family Townhouse | Block & Lot 1346-12 | Sutton Area

**\$5,500,000**

\$42,000 Annual RE Taxes

4 Units  
4 Floors

Lot Dimensions 20' X 100'  
Building Dimensions 50'  
Zoning R8-B

### Property Features

Large Garden Full Basement Cast-Iron Facade

This charming late 19th Century, 20'-wide Townhouse is an Architectural Gem on a 100' lot. Built in the 1880's, this 4-story building offers approximately 5,000 sq feet of usable space and a large basement for storage and the possibility of an office or gym. Comprised of 4 apartments (three 2BRs and one 1BR) with classic appointments such as 8 fireplaces, high ceilings, detailed moldings, a front stoop and lovely ivy-covered rear garden with a country feel. Situated on a rapidly developing tree-lined street convenient to midtown business, the United Nations, Madison Avenue shopping and all transportation. Ideally suited for residential use, live-work, multi-unit investment, business, government and diplomatic. 323 E 53 is historically listed as one of the last remaining homes with a cast-iron facade, it is not landmarked. No alternate-side parking on the block means a quieter neighborhood. Zoned R8B. Rental income is currently \$14K/month. Ask for an income/expense set-up.

Additional features of this building include: Large garden, Rare Cast-Iron facade, Stairway to roof, Full basement, 20' x 100' Lot., and Built 50' with 8 x 16' extension on 4 floors.

**Basement:** Large unfinished basement, storage & mechanicals, exit to garden.

**1<sup>st</sup> Floor:** 2BR/1BA floor-thru apt with access to private large garden. Rented now, \$3800/month, delivered vacant.

**2<sup>nd</sup> Floor:** 2BR/1BA floor-thru apt. Rented now, \$3300/month, delivered vacant.

**3<sup>rd</sup> Floor Rear:** 1BR/1BA apt. Rented now \$2200/month, delivered vacant.

**3<sup>rd</sup> Floor Front:** Storage. Rented \$1500/month. Formerly, part of 3R and easily recombined. Delivered vacant.

**4<sup>th</sup> Floor:** 2BR/1BA floor-thru apt. Rented now.\$3100/month. Delivered vacant. Staircase to roof in hallway.

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