

52 E 64th St

Single Family Townhouse · Block & Lot 1378-41 · Upper East Side



\$17,750,000 (Approx. \$2,031 /Sq.Ft.)

\$144,000 Annual RE Taxes

- 5 Floors
- 16 Rooms
- 6 Baths

Lot Dimensions: 20' x 100'
Bldg Sq. Footage: 8,740



Built in the late 19th century as a single-family residence, this historic townhouse is superbly positioned on a prime Gold Coast tree-lined brownstone block between Park and Madison Avenues and a block-and-a-half to Central Park. The impressive scale of the house is showcased by its 20-foot width, five stories and 8,740 square feet of interior space. The house has been lovingly maintained by the same owner for 50 years and the façade has been beautifully preserved and is surrounded by gorgeous prewar townhouses and mansions. The building is currently a mixed-use property with first two floors of professional space and three floors of residential floor-through apartments with an elevator servicing all floors. This splendid house is delivered vacant and is ready to be restored to its original grandeur. Old-world detail and scale is preserved with 10' high ceilings and 4 wood-burning fireplaces. It is a rare opportunity to convert back to a spectacular single-family home amidst many on the block or several other possibilities including live/work, live + income producing apartments or institution. The possibilities and opportunities are endless. The location cannot be matched.

First & Second Floors: Currently set up as professional doctor's office duplex.

Third Floor: Floor-through apartment with terrace

Fourth Floor: Floor-through apartment with deck

Fifth Floor: 2 studio apartments - 1 with deck

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