



45-47 East 63rd Street

Multi-Family Townhouse | Block & Lot 1378-32 & 1378-132 | Upper East Side

\$25,000,000 (Approx. \$2,365/Sq.Ft.)

\$111,424 Annual RE Taxes

3 Units
4 Floors

45 East 63rd Street **New York, NY 10065**

Block: 1378

Lot: 32

Lot Dimension: 16' x 100.42'

Building Dimension: 16' x 60'

Sq Ft: 5280sf

Zone: R8B

Annual RE Taxes: \$61,018/yr - June 2014

LEASES

Resident Lease: \$29,000/month, lease expires
7/31/2015

45-47 East 63rd Street with 32 foot frontage consist of approximately 10,570sf. This is an extraordinary opportunity to create a dream home. 45-47 East 63rd Street are classic four story row houses situated on a beautiful tree-lined street in one of the Upper East Sides most desirable locations. Built between 1882-1884 by Thom & Wilson in the Geo-Greco/Neo-Classical style, the house has retain many of its original features including a lovely stoop, wood burning fireplaces, lovely staircase, south facing garden, lofty entertaining spaces and high ceilings. The property is 32 feet wide on a 100 foot lot.

47 East 63rd Street **New York, NY 10065**

Block: 1378

Lot: 132

Lot Dimension: 16' x 100.42'

Building Dimension: 16' x 60'

Sq Ft: 5290sf

Zone: R8B

Annual RE Taxes: \$50,406/yr - June 2014

LEASES

Doctor's Lease: \$5,500/month, lease expires
5/31/2015

Resident Lease: \$31,000/month, lease expires
2/28/2017

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