

124 East 36<sup>th</sup> Street

Landmarked Townhouse built in 1896 and recently restored in Historic Murray Hill. This exquisitely detailed townhouse contains three (3) individual units. Perfect for single family home or an investor.

Offered: \$6,495,000  
RE Taxes: \$33,705  
Land Assessment: \$72,000  
Building Assessment: \$47,200  
Square Footage: 5,000  
5 bedrooms, 5.5 bathrooms  
5 Wood burning Fireplaces w/Exhausto System  
Central A/C  
16' wide  
7 Floors, 3 Units



Rent Roll:

**Full Market Rent Roll - \$372,000**

Ground floor Duplex: \$10,000/mth. - \$120,000/yr.

Parlor floor Duplex: \$10,000/mth. - \$120,000/yr.

Upper Triplex: \$12,000/mth. - \$144,000/yr.

**Ground Floor Duplex:** Private entrance leads to a large office duplex. Gracious reception area with five (5) individual offices and includes a full marble bathroom and marble powder room. This space also includes its own private garden. *This unit is zoned for professional & commercial space.*

**Parlor Floor Duplex:** Beautifully restored and renovated with original details, hardwood floors, 11' ceilings, casement windows, four (4) wood burning fireplaces, and powder room. Elegant formal mahogany paneled living room and formal dining room each centered on a beautiful fireplace. Large windowed eat-in kitchen with top of the line appliances and terrace off of the kitchen. Private stairs lead to the second floor which includes two large bedrooms each with their own full marble bathrooms and abundant closet space.

**Upper Triplex:** Sun filled mahogany paneled living room, dining and kitchen with top of the line appliances. This floor features hardwood floors and a wood burning fireplace. The second floor has two bedrooms each with their own full marble bathrooms and large California closets. Third floor can be used as a master suite or family room complete with full bathroom and large south facing and north facing private terraces.

Offered Exclusively Through:

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