

243·245

EAST 52ND STREET

NEW YORK, NY 10022

TWO TOWNHOUSES
FOR SALE

individual or combined

30' WIDE
TOWNHOUSE OPPORTUNITY



243

East 52ND Street

ASKING PRICE
\$4,999,000

245

East 52ND Street

ASKING PRICE
\$5,999,000



243-245

EAST 52ND STREET

NEW YORK, NY 10022

TOTAL PRICE
\$10,998,000

INVESTMENT SALES CONTACTS

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Executive Summary

CUSHMAN & WAKEFIELD has been exclusively retained to offer for sale 243 and 245 East 52nd Street (the “Properties”) located between 3rd and 2nd Avenues. The Properties are two side-by-side townhouses with a combined width of 30’. The properties are offered for sale individually or as a combined package. This is a rare opportunity to acquire two contiguous townhouses and create an ultra-luxury home.

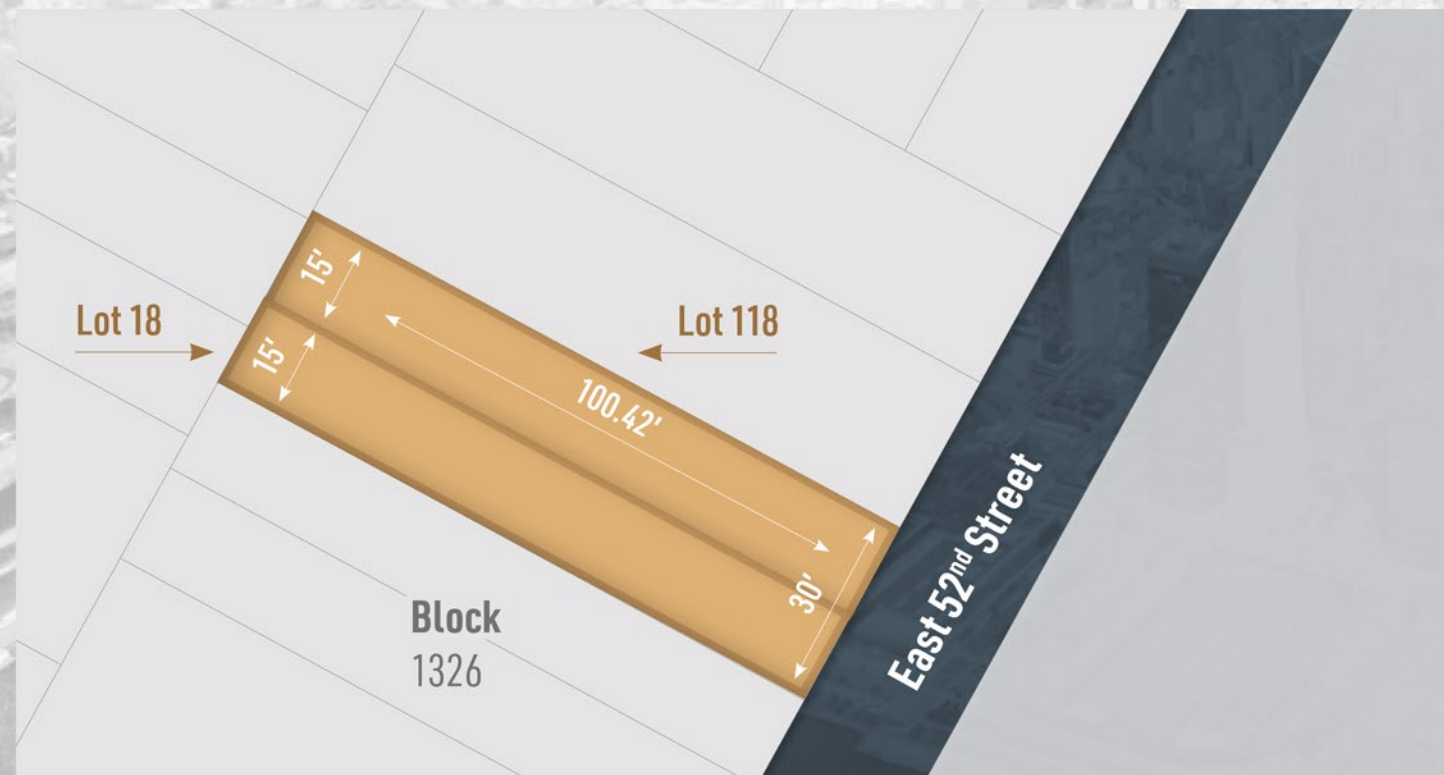
THE TOWNHOMES have been very well maintained by the current owner. Building systems have all been updated and recent façade work completed. The properties were used as rentals and will therefore benefit greatly from a complete interior renovation.

243 EAST 52ND STREET is a **4 story, 3,525 square foot** townhouse. The 15’ wide home has 4 bedrooms, 3.5 bathrooms, hardwood floors, multiple fireplaces, and a spacious garden. There is a finished cellar with a full laundry room. The second floor has an outdoor deck.

245 EAST 52ND STREET is a **6 story, 15’ wide, 5,940 square foot** building with an elevator. The home is configured as two units but can be converted into an ultra-luxury townhouse on its own or with the combination of 243 East 52nd Street. The elevator has been renovated, the interior and exterior have been repainted, and the floors have been sanded and stained. The Property also offers a massive rear yard, accessible via the ground floor.

THE PROPERTY is located within walking distance of Grand Central Terminal, which is now open to Long Island Railroad trains. Grand Central Terminal is the largest train station in the world, hosting 750,000 visitors per day. The Property is also easily accessible from Subway **E M 6** trains.

Tax Map



Property Information

ADDRESS:	243 East 52nd Street	245 East 52nd Street
FLOORS:	4	6 (w/elevator)
BUILDING SF:		
1 st Floor	1,050	990
2 nd Floor	825	990
3 rd Floor	825	990
4 th Floor	825	990
5 th Floor	-	990
6 th Floor	-	990
BUILDING GROSS SF:	3,525	5,940
COMBINED GROSS SF:	9,465	
ZONING:	R8B	
RESIDENTIAL FAR:	4	
COMBINED LOT SIZE SF:	3,013	
TOTAL BUILDABLE SF (APPROX.):	12,050	
MINUS EXISTING STRUCTURE SF:	(9,465)	
AVAILABLE AIR RIGHTS SF:	2,585	
TAXES:	\$46,661 <i>before exemptions & abatements</i>	\$69,749 <i>before exemptions & abatements</i>
TOTAL TAXES:	\$116,410	

Manhattan
Midtown
East



Grand Central Terminal

Investment Highlights

- ★ **RARE OPPORTUNITY**
to occupy side-by-side townhouses and to create a stately residence in Midtown East.
- ★ **GROUND-UP REDEVELOPMENT OPPORTUNITY**
the combined buildable square feet for the buildings is 12,000, allowing a developer to create a 30' wide, state-of-the-art mansion with modern amenities.
- ★ **IDEAL LOCATION**
243 and 245 are ideal for any government or family looking to be near the United Nations, Grand Central, and the Midtown Office core.
- ★ **INVESTMENT POTENTIAL**
to occupy a portion of the two buildings and generate income from the other units.

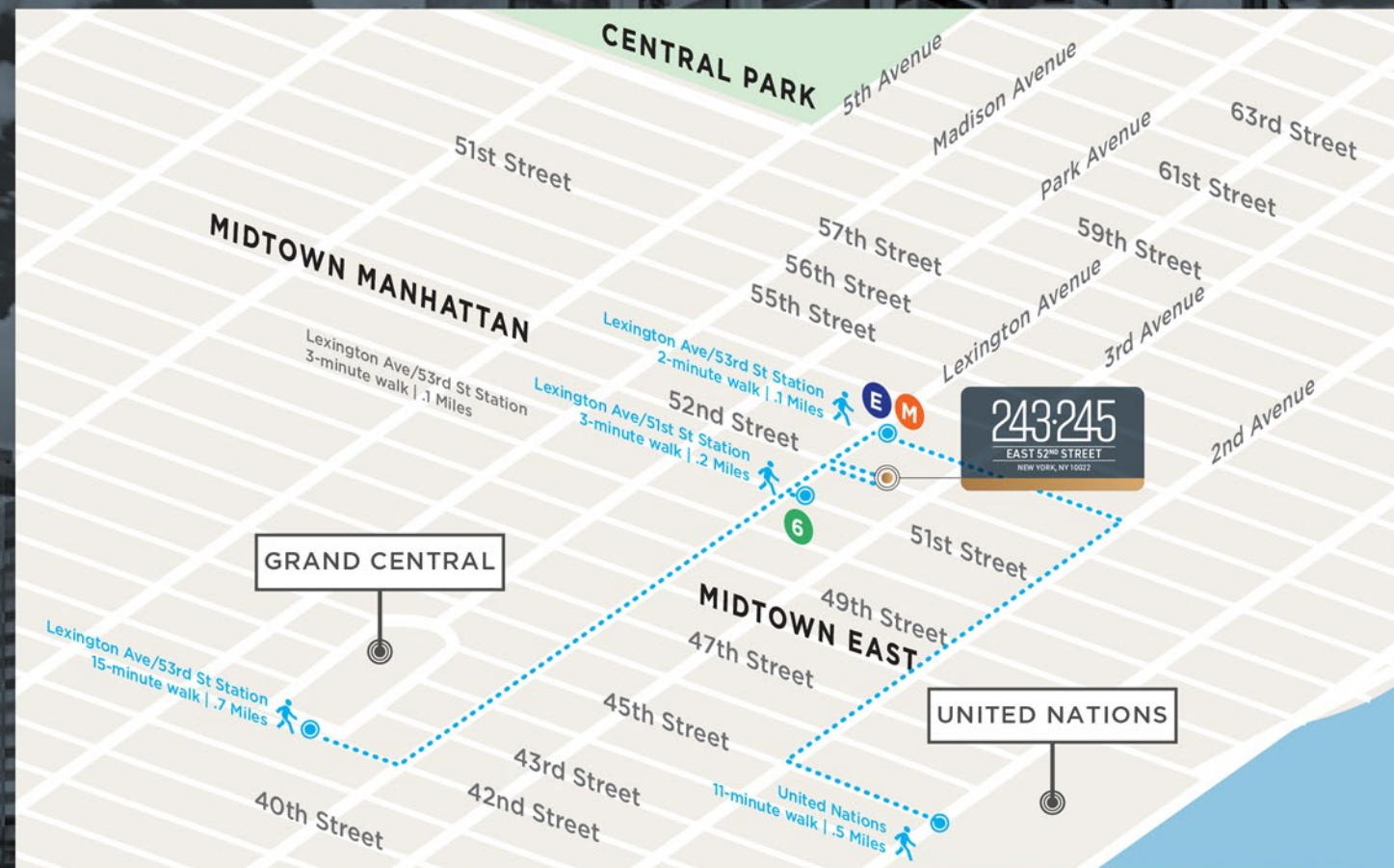
245

243



Location Overview

- ★ **MIDTOWN EAST TURTLE BAY** is an iconic and diverse neighborhood offering a mix of residential, commercial, and diplomatic spaces.
- ★ **THE UNITED NATIONS BUILDING** located on the east side and various other consulates having their own buildings in this area is attractive to any government looking to occupy a 30' wide townhouse.



Neighborhood Overview



EMPIRE STATE BUILDING

Empire State Building, at one point being known as the tallest skyscraper in the world, is not only a tourist attraction but also used for office space by a wide variety of companies. The building has its own zip code and has been featured in films such as King Kong, Sleepless in Seattle, and Elf. Constructed on April 11th, 1931, and approaching 100 years, the building is constructed from a steel frame and limestone façade. The construction method is still used today and allows skyscrapers to be built to impressive heights.

ROCKEFELLER CENTER

Rockefeller Center, a famous landmark in Midtown Manhattan is a complex that highlights the charm of New York City. This attraction is renowned for its extraordinary architecture, home to the legendary Radio City Music Hall, and includes the amazing "Top of the Rock" observation deck. Visitors flock to Rockefeller Center to experience its enormous Christmas tree lighting ceremony during the holiday season, as well as the infamous Ice-Skating Rink. With a diverse group of upscale shops, restaurants, and entertainment options, Rockefeller Center offers an unforgettable experience at the heart of the city, blending history, art, and commerce into one.



GRAND CENTRAL

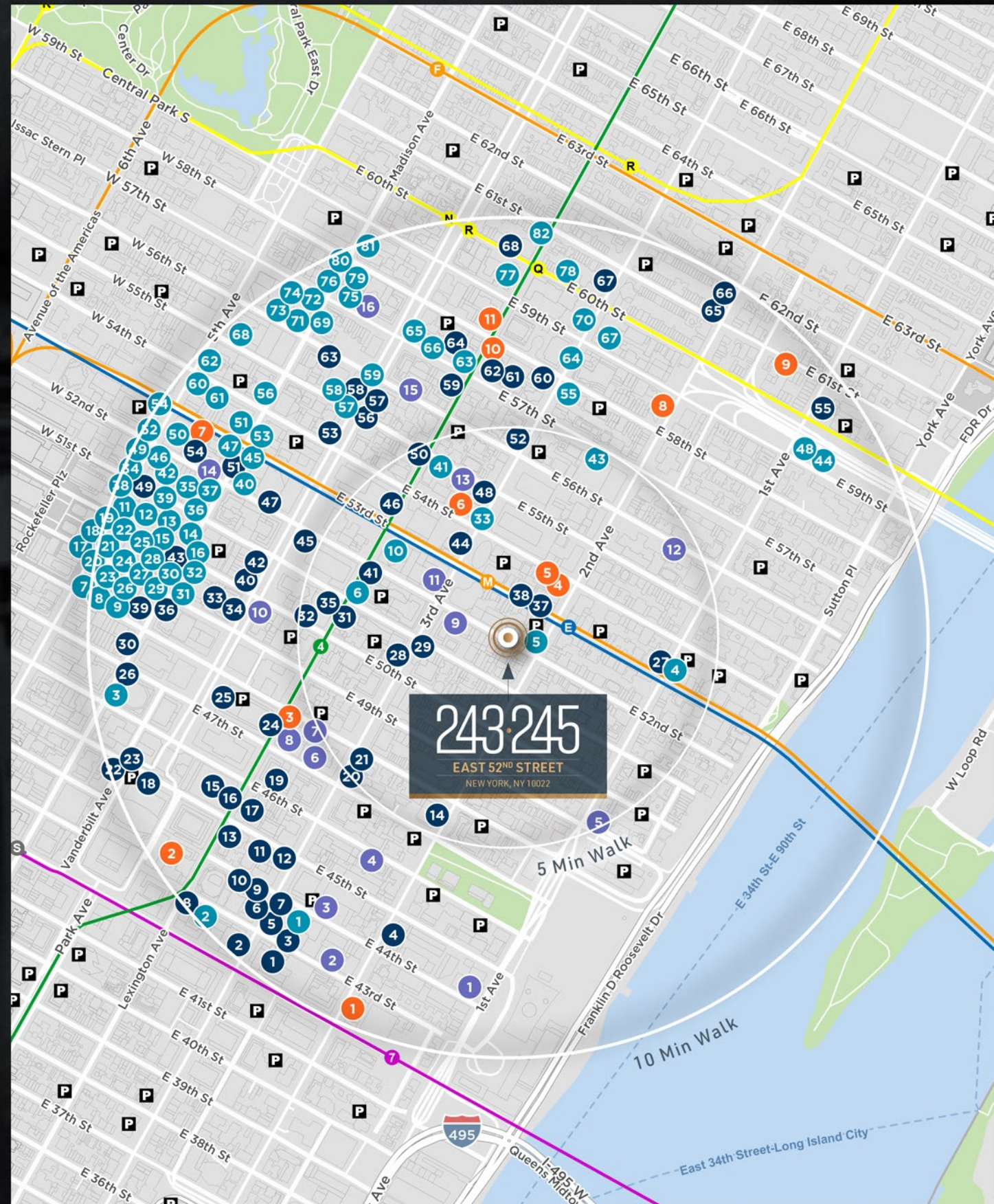
Grand Central Terminal which recently opened LIRR East Side access also connects Connecticut through the various rail lines of Metro North, LIRR and the Subway system. Packed with history, architecture, dining, and shopping, and travel, Grand Central is the one stop shop for anyone coming to the city. Grand Central also gained further attention when the hit TV show, Gossip Girl, filmed Serena van der Woodsen's return to Manhattan scene. At Grand Central, you are able to see the Main Concourse Ceiling, Information Booth Clock, Whispering Gallery, Grand Central Market, Park Avenue Viaduct, The Campbell Bar, Oak Leaf and Acorn Finishes and other beautiful architecture.

CENTRAL PARK

Central Park is a legendary urban park spanning 843 acres in the middle of Manhattan. Designed by Frederick Law Olmsted and Calvert Vaux, Central Park was constructed between 1857 and 1873 in response to the rapid urbanization of New York City. Now, the park boasts a diverse range of ecosystems and features, including open meadows, lakes, ponds, and more. There are over 4 million trees, in addition to numerous species of plants and animals. One of the park's most famous destinations is the Central Park Zoo, which has a wide variety of animals and provides educational programs for visitors. Other famous attractions include the Cherry Blossom Trees, Strawberry Fields, Belvedere Castle, Bethesda Fountain, Wollman Rink, and The Great Lawn. Central Park is also home to Shakespeare in the Park, along with many other concerts and plays throughout the warm weather period. With all there is to do and see in Central Park, it was recently named the 3rd most visited tourist attraction in the world, averaging 37.5 million visitors a year.



Amenities Map



SHOPPING

- 1 Maison Kayser
- 2 Amazon Go
- 3 Charles Tyrwhitt
- 4 D'Agostino
- 5 Petco
- 6 Maison Kayser
- 7 Breitling
- 8 PUMA
- 9 Giorgio Armani
- 10 Amazon Go
- 11 HUGO BOSS
- 12 Saks Fifth Avenue
- 13 Chloé
- 14 Montblanc
- 15 Marc Jacobs
- 16 Bulgari
- 17 SAINT LAURENT PARIS
- 18 Giorgio Armani
- 19 Helly Hansen
- 20 Moncler
- 21 Peserico
- 22 Tumi
- 23 Piaget
- 24 Louis Vuitton International
- 25 Alexander McQueen
- 26 Loro Piana
- 27 FENDI
- 28 CELINE
- 29 Dolce & Gabbana
- 30 Balenciaga
- 31 IPPOLITA
- 32 Prada
- 33 Alexander McQueen
- 34 Banana Republic
- 35 Indochino
- 36 Bonobos
- 37 UNTUCKit
- 38 LEGO
- 39 Armani Exchange (A/X)
- 40 Johnston & Murphy
- 41 Moncler
- 42 Versace
- 43 Whole Foods Market
- 44 T.J. Maxx
- 45 Breitling
- 46 Cartier
- 47 Tourneau
- 48 Trader Joe's
- 49 Nike
- 50 Ferragamo
- 51 EILEEN FISHER
- 52 Zara
- 53 Barbour
- 54 UNIQLO US
- 55 Hästens
- 56 Peter Millar
- 57 Bulgari
- 58 Girard-Perregaux
- 59 Ulysse Nardin
- 60 Stuart Weitzman

RESTAURANTS

- 1 Pret A Manger (USA)
- 2 Joe & The Juice
- 3 Luke's Lobster
- 4 SUBWAY
- 5 Starbucks US
- 6 Five Guys
- 7 Le Pain Quotidien
- 8 sweetgreen
- 9 Gong Cha
- 10 Chipotle Mexican Grill
- 11 Wendy's
- 12 SUBWAY
- 13 GRK Fresh
- 14 sweetgreen
- 15 Bandit Coffee
- 16 Hale and Hearty
- 17 Sticky's Finger Joint
- 18 sweetgreen
- 19 Pret A Manger (USA)
- 20 Pret A Manger (USA)
- 21 Starbucks US
- 22 SUBWAY
- 23 Playa Bowls
- 24 Starbucks US
- 25 Starbucks US
- 26 Starbucks US
- 27 Starbucks US
- 28 McDonald's US
- 29 Panda Express
- 30 Bluestone Lane
- 31 fresh&co
- 32 Starbucks US
- 33 Joe & The Juice
- 34 sweetgreen
- 35 Playa Bowls
- 36 Pret A Manger (USA)
- 37 Beard Papa's
- 38 Insomnia Cookies

HOTELS

- 1 Hilton Hotels & Resorts
- 2 Hampton
- 3 EVEN Hotels
- 4 Preferred Hotels & Resorts
- 5 Trademark Hotels
- 6 Tapestry Collection by Hilton
- 7 Residence Inn by Marriott
- 8 Autograph Collection Hotels
- 9 Hilton Garden Inn
- 10 Waldorf Astoria Hotels & Resorts
- 11 Courtyard by Marriott
- 12 Preferred Hotels & Resorts
- 13 Ascend Hotel Collection
- 14 Omni Hotels & Resorts
- 15 Preferred Hotels & Resorts
- 16 Four Seasons Hotels and Resorts

GYMS

- 1 [solidcore]
- 2 Equinox Fitness Clubs
- 3 Crunch
- 4 Equinox Fitness Clubs
- 5 Blink Fitness
- 6 F45 Training
- 7 Equinox Fitness Clubs
- 8 Crunch
- 9 Equinox Fitness Clubs
- 10 Orangetheory Fitness
- 11 Velocity Sports Performance

Certificates of Occupancy & Tax Bills

Account Overview		Amount
Total amount due by April 3, 2023		\$386.40
Billing Summary		Amount
Outstanding charges including interest and payments		\$0.00
Finance-Property Tax	04/01/2023	\$0.00
Adopted Tax Rate		\$386.40
Total amount due		\$386.40
Annual Property Tax Detail		
Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Current tax rate	20.3090%	
Estimated Market Value	\$5,873,000	
Billable Assessed Value	\$223,346	Taxes
Taxable Value	\$223,346 x 20.3090%	
Tax Before Abatements and STAR	\$45,359.36	\$45,359.36
Annual property tax		\$45,359.36

243 East 52ND Street. Tax Bill

Account Overview		Amount
Total amount due by April 3, 2023		\$0.00
Billing Summary		Amount
Outstanding charges including interest and payments		\$0.00
Total amount due		\$0.00
Annual Property Tax Detail		
Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Current tax rate	20.3090%	
Estimated Market Value	\$8,806,000	
Billable Assessed Value	\$324,000	Taxes
Taxable Value	\$324,000 x 20.3090%	
Tax Before Abatements and STAR	\$65,801.16	\$65,801.16
Annual property tax		\$65,801.16

245 East 52ND Street. Tax Bill

NYC Buildings Page 2 of 2

Certificate of Occupancy

CO Number: 110048797F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	RES		2b	MECHANICAL, RECREATION ROOM, ACCESSORY STORAGE
BAS	40		RES	0.25	2	ONE-FOURTH (1/4) DWELLING UNIT
001	40		RES	0.25	2	ONE-FOURTH (1/4) DWELLING UNIT
002	40		RES	0.25	2	ONE-FOURTH (1/4) DWELLING UNIT
003	40		RES	0.25	2	ONE-FOURTH (1/4) DWELLING UNIT
END OF SECTION						


 Borough Commissioner


 Commissioner

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243 East 52ND Street. Certificate of Occupancy

NYC Buildings Page 2 of 2

Certificate of Occupancy

CO Number: 103625837F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		100				METER ROOM, OPEN CELLAR
001	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
002	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
003	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
004	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
005	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
006	40		J-3	0.33	2	ONE-THIRD (1/3) APARTMENT
END OF SECTION						


 Borough Commissioner


 Commissioner

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245 East 52ND Street. Certificate of Occupancy

243 East 52ND Street
Entrance | 1st Floor



243 East 52ND Street
Kitchen | 1st Floor



243 East 52ND Street
Access to Garden | 1st Floor



243 East 52ND Street
Kitchen | 1st Floor



243 East 52ND Street
Bedroom & Access to Garden | 1st Floor



243 East 52ND Street
Garden | 1st Floor



243 East 52ND Street
Bedroom & Access to Garden | 1st Floor



243 East 52ND Street
Living Room | 2nd Floor



243 East 52ND Street
Living Room | 2nd Floor & Stairs to 3rd Floor



243 East 52ND Street
Living Room | 3rd Floor



243 East 52ND Street
Living Room | 4th Floor





245 East 52ND Street
Street Entrance



245 East 52ND Street
Kitchen | 2nd Floor



245 East 52ND Street
Garden Unit Living Room | 2nd Floor



245 East 52ND Street
Living Room | Garden Floor

245 East 52ND Street
Bedroom & Closet | 3rd Floor



245 East 52ND Street
Bedroom | 4th Floor



245 East 52ND Street
Bedroom | 3rd Floor



245 East 52ND Street
Closet | 4th Floor



245 East 52ND Street
Living Room | 5th Floor



245 East 52ND Street
Living Room | 6th Floor



245 East 52ND Street
Kitchen | 6th Floor

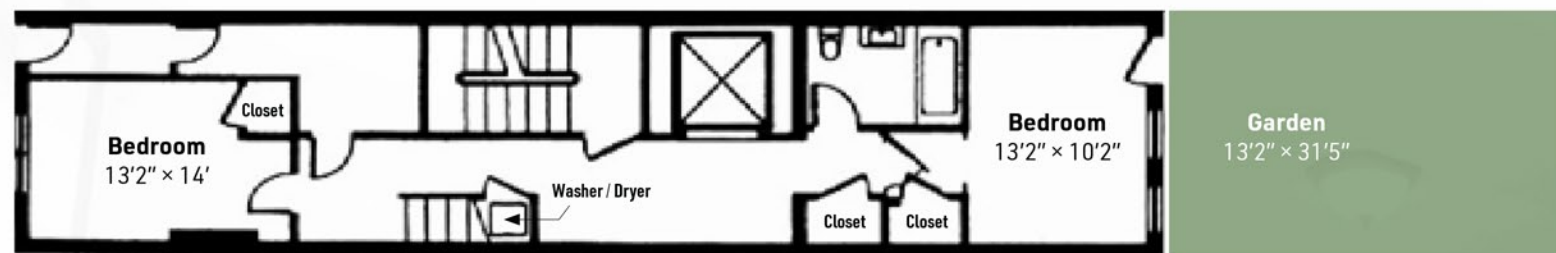


245 East 52ND Street
Living Room | 6th Floor

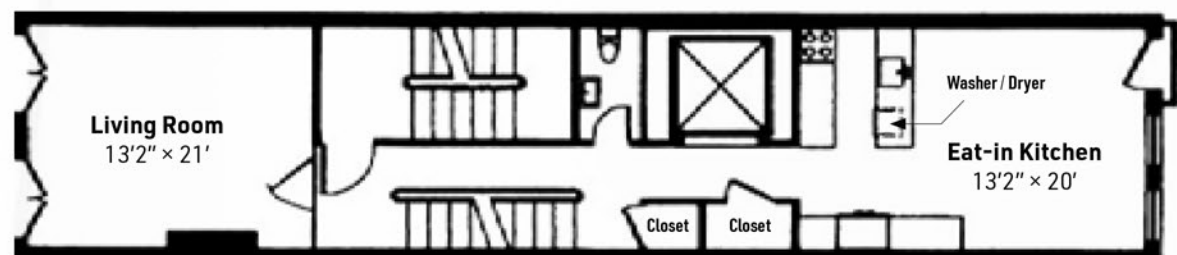


Floor Plans

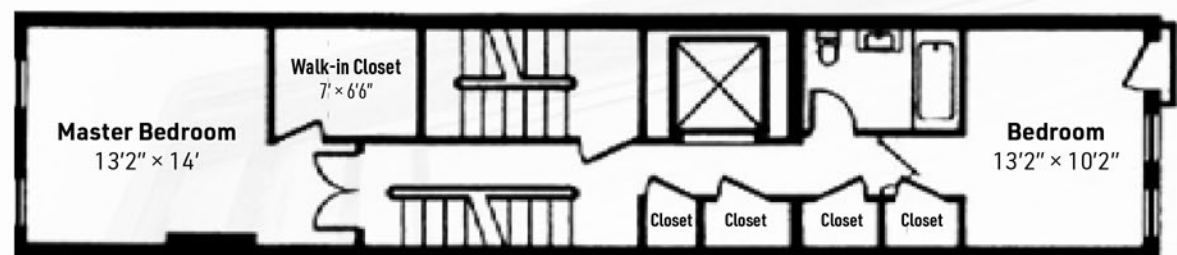
245 East 52ND Street | Garden Unit • 1-3



1st Floor



2nd Floor

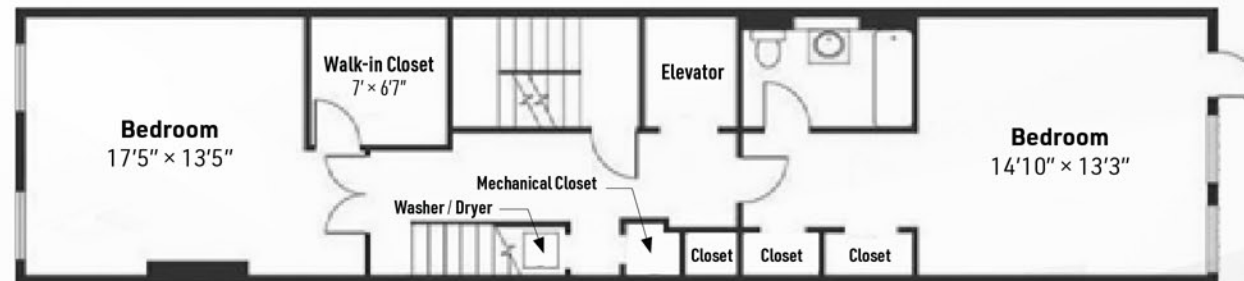


3rd Floor

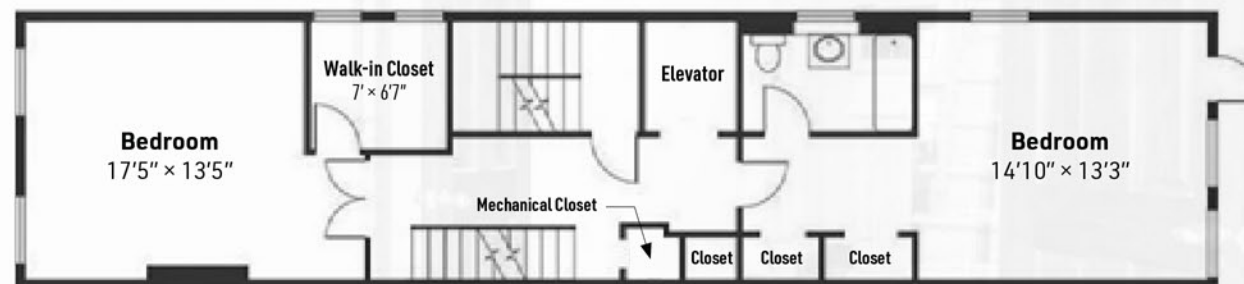
* All Dimensions are Approximate

Floor Plans

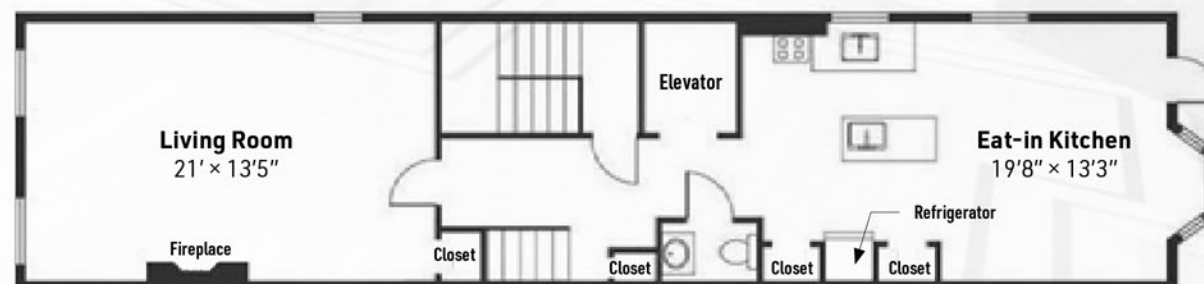
245 East 52ND Street | Upper Unit • 4-6



4th Floor



5th Floor



6th Floor

* All Dimensions are Approximate

243·245

EAST 52ND STREET

NEW YORK, NY 10022

investment sales contacts

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