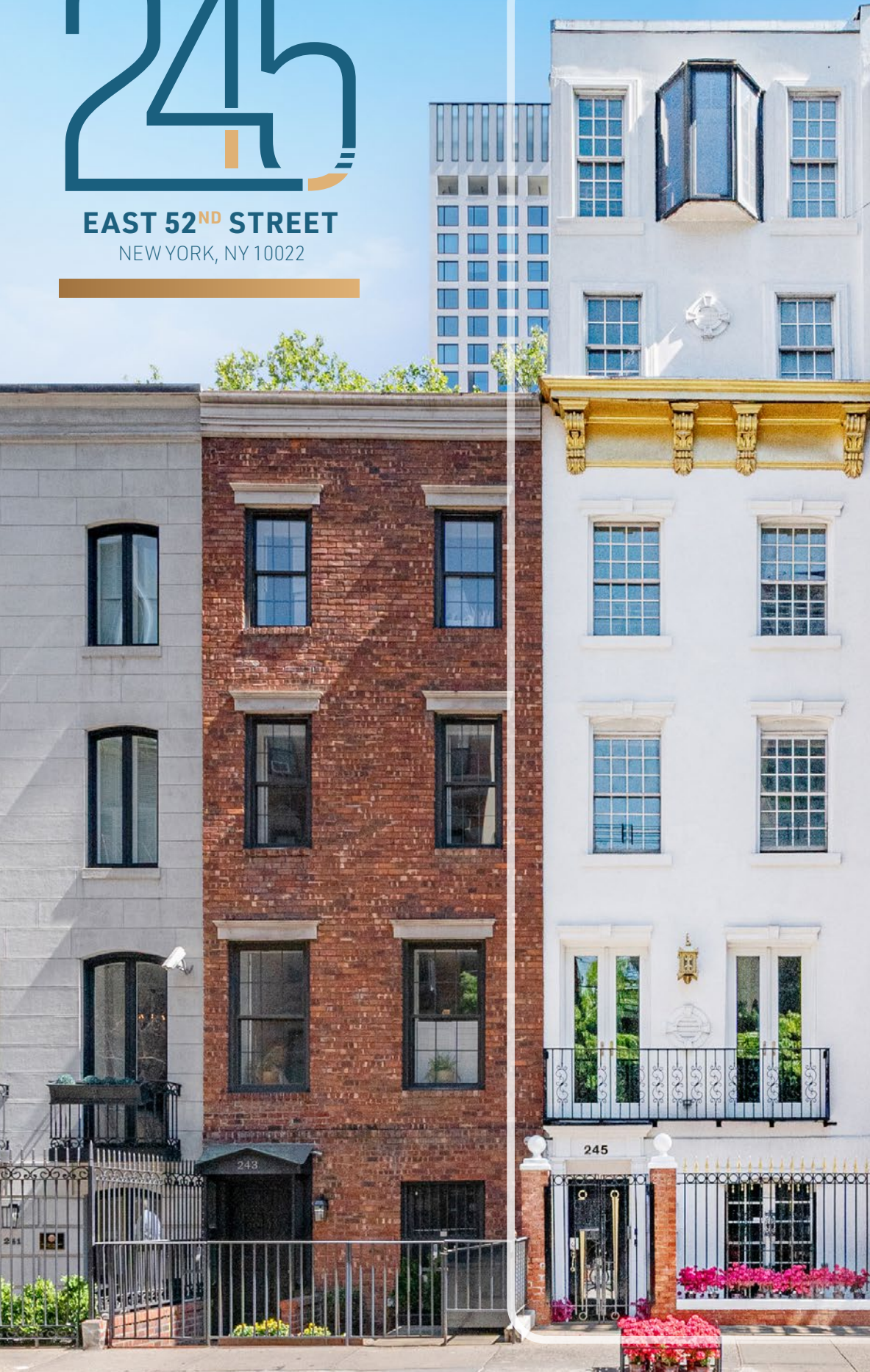


TOWNHOUSE  
FOR SALE

245

EAST 52<sup>ND</sup> STREET  
NEW YORK, NY 10022







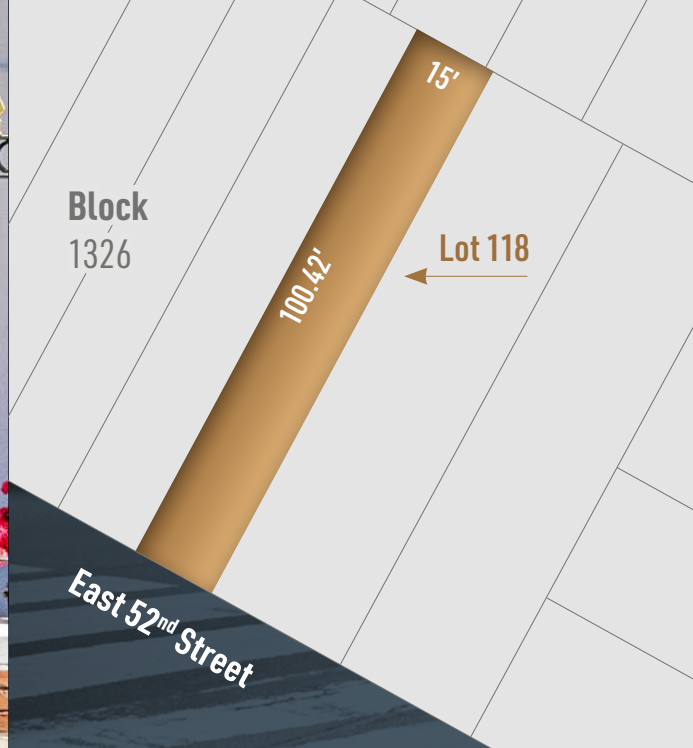
## ASSET OVERVIEW

<b>ADDRESS:</b>	245 East 52nd Street, New York, NY 1002
<b>LOCATION:</b>	On the North side of East 52nd Street between 3rd Avenue and 2nd Avenue
<b>BLOCK:</b>	1326
<b>LOT:</b>	118
<b>LOT DIMENSIONS:</b>	15' × 100.42'
<b>LOT SF:</b>	1,506

## ASSET HIGHLIGHTS

-  Walkable distance to Grand Central and United Nations
-  Close to **M** & **E** trains
-  Recently renovated elevator serving all six floors
-  Newly painted and repaired facade
-  Flooring sanded and refinished throughout entire property

## TAX MAP



## PROPERTY INFORMATION

<b>ADDRESS:</b>	245 East 52nd Street, New York, NY 1002
<b>FLOORS:</b>	6 (w/elevator)
<b>BUILDING SF:</b>	
1 <sup>st</sup> Floor	990
2 <sup>nd</sup> Floor	990
3 <sup>rd</sup> Floor	990
4 <sup>th</sup> Floor	990
5 <sup>th</sup> Floor	990
6 <sup>th</sup> Floor	990
<b>BUILDING GROSS SF:</b>	5,940
<b>ZONING:</b>	R8B
<b>RESIDENTIAL FAR:</b>	4
<b>TOTAL BUILDABLE SF (APPROX.):</b>	6,025
<b>MINUS EXISTING STRUCTURE SF:</b>	(5,940)
<b>AVAILABLE AIR RIGHTS SF:</b>	85.2
<b>TAXES (2023):</b>	\$65,801 (before exemptions & abatements)

**ASKING PRICE**  
**\$7,700,000**



52<sup>nd</sup> Street Entrance

245



Kitchen | 2<sup>nd</sup> Floor



Garden Unit Living Room | 2<sup>nd</sup> Floor



245



Living Room | Garden Floor

Bedroom & Closet | 3<sup>rd</sup> Floor



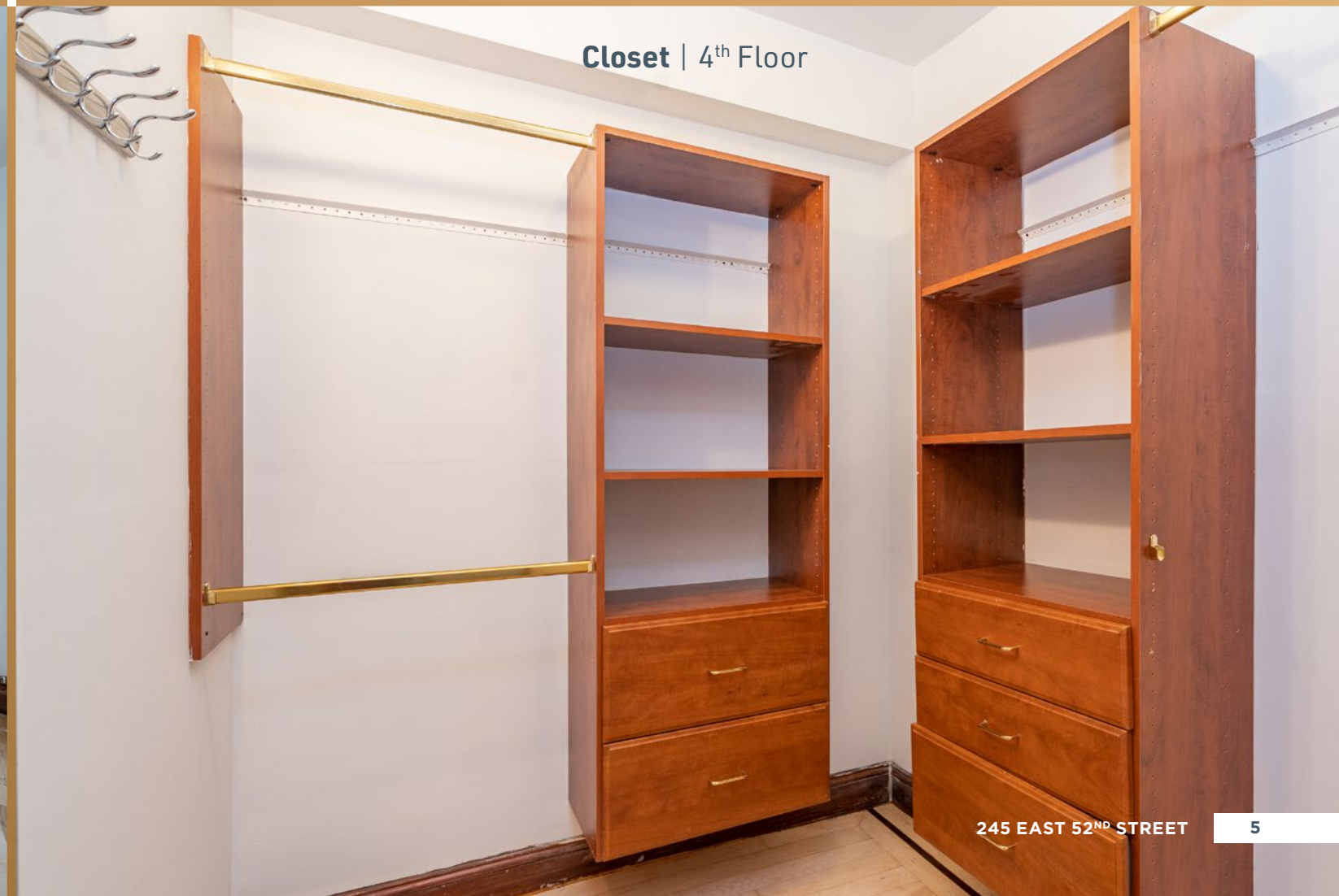
Bedroom | 4<sup>th</sup> Floor



Bedroom | 3<sup>rd</sup> Floor



Closet | 4<sup>th</sup> Floor



Living Room | 5<sup>th</sup> Floor



Living Room | 6<sup>th</sup> Floor



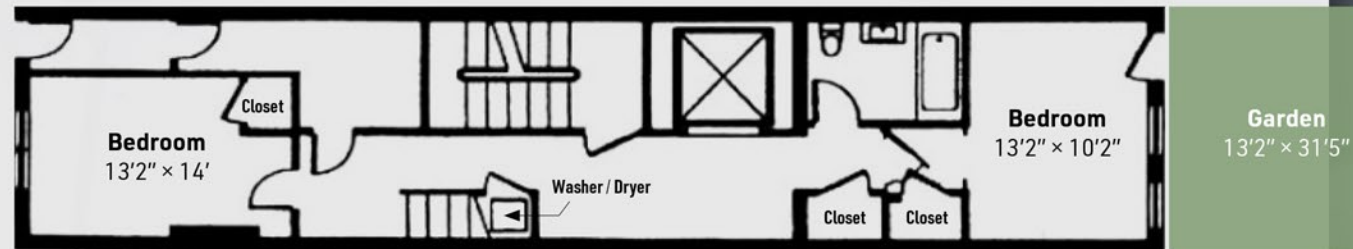
Kitchen | 6<sup>th</sup> Floor



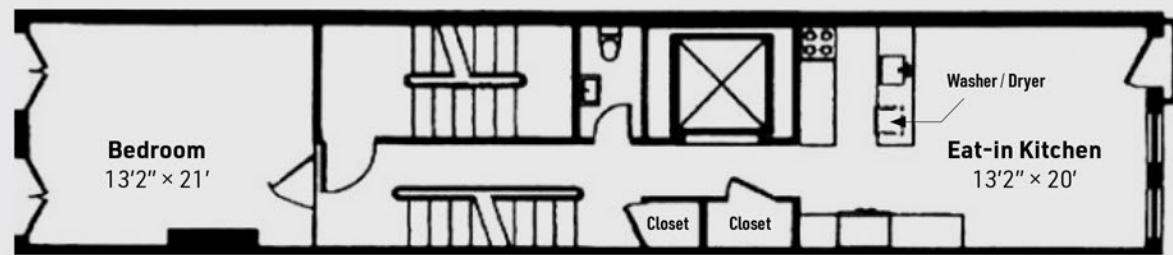
Living Room | 6<sup>th</sup> Floor



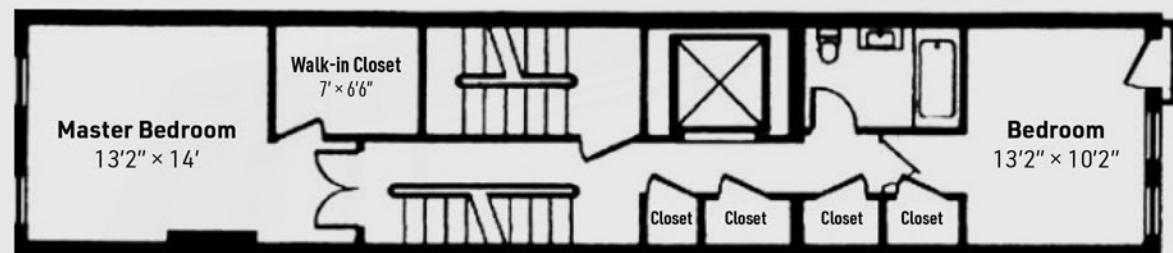
GARDEN UNIT FLOOR PLANS • 1-3



1<sup>st</sup> Floor



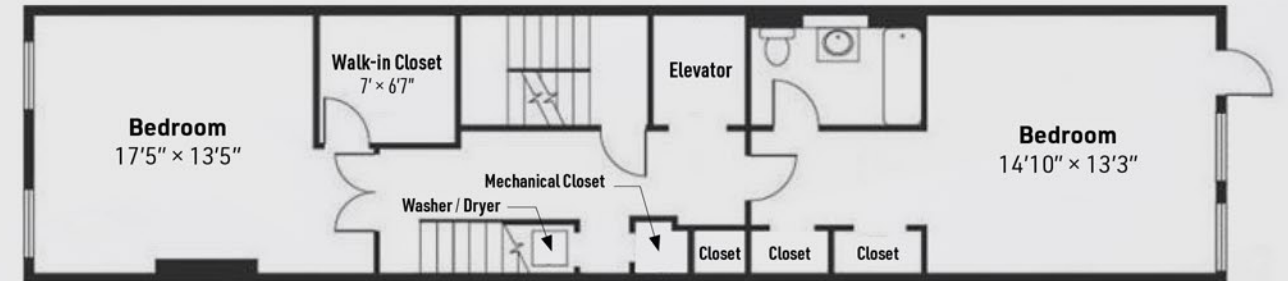
2<sup>nd</sup> Floor



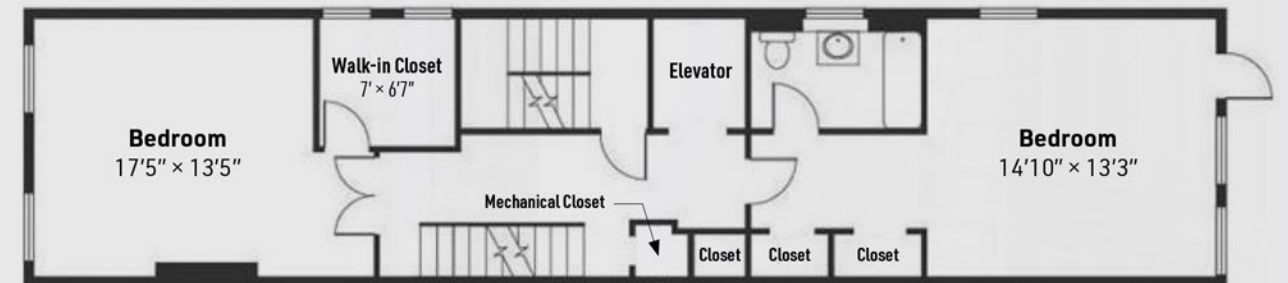
3<sup>rd</sup> Floor

\* All Dimensions are Approximate

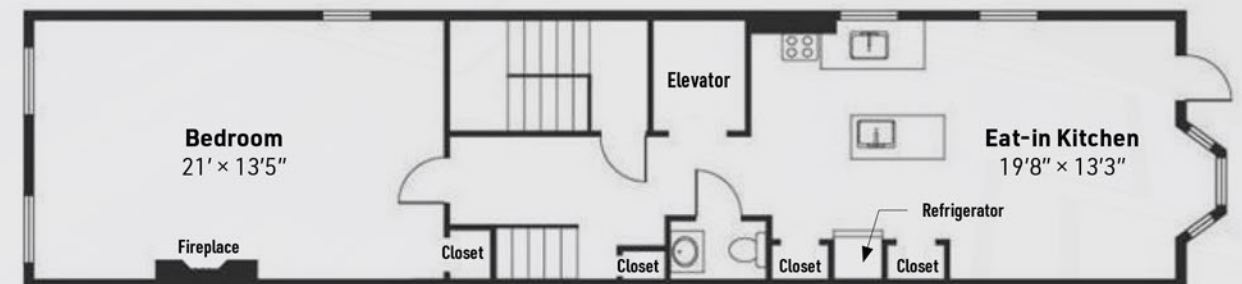
UPPER UNIT FLOOR PLANS • 4-6



4<sup>th</sup> Floor



5<sup>th</sup> Floor



6<sup>th</sup> Floor

\* All Dimensions are Approximate

Account Overview		Amount
Total amount due by April 3, 2023		\$0.00


  

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
<b>Total amount due</b>			<b>\$0.00</b>

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	
<b>Billable Assessed Value</b>		<b>\$324,000</b>
Taxable Value	\$324,000 x 20.3090%	
Tax Before Abatements and STAR		\$65,801.16
Annual property tax		\$65,801.16

Tax Bill

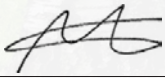


Page 2 of 2

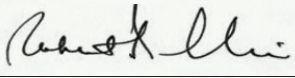
**Certificate of Occupancy**

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

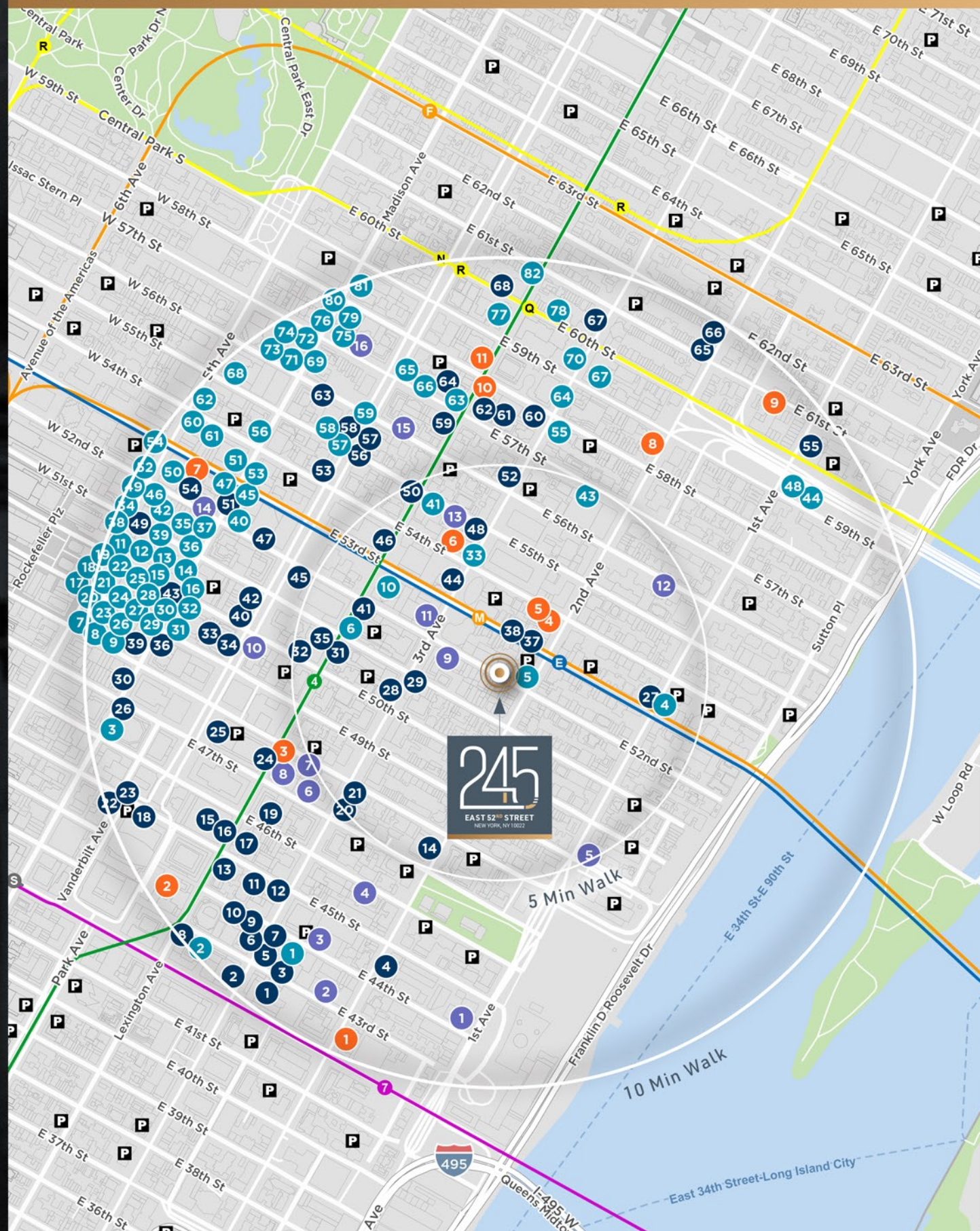


Commissioner

END OF DOCUMENT 103625837/000 6/11/2013 1:34:41 PM

Certificate of Occupancy

# 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
61	Coach
62	Valentino
63	Dior
64	Moncler
65	Saks Fifth Avenue OFF 5TH
66	Dr. Martens
67	Clarks
68	Swatch
69	Breitling
70	Bloomingdale's
71	Girard-Perregaux
72	Ulysse Nardin
73	Tourneau
74	Tiffany & Co.
75	Breitling
76	FENDI
77	Zara
78	IPPOLITA
79	Montblanc
80	Bang & Olufsen
81	Canali
82	Johnston & Murphy

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

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



# 245

**EAST 52<sup>ND</sup> STREET**  
NEW YORK, NY 10022

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