

249th STREET EAST

NEW YORK, NY 10017

MIXED-USE/COMMERCIAL
BUILDING **FOR SALE**

near United Nations

ASSET OVERVIEW

ASKING PRICE \$6,150,000

PROPERTY INFORMATION

Address	249 East 49th Street
Location	North side of East 49th Street between Second and Third Avenues
Block	1323
Lot	21
Lot Dimensions (SF)	18' x 100.42'
Lot Size (SF)	1,808

BUILDING INFORMATION

	Floors	Dimensions	Gross SF
Building Size	1	18' x 85.42'	1,538
	2	18' x 56'	1,008
	3	18' x 56'	1,008
	4	18' x 56'	1,008
	Total		4,562
Stories	4		
Gross Square Footage	4,562 (approx.)		
Zoning	R8B (Commercial Use Grandfathered)		
Residential FAR	4.00		
Commercial FAR	0.00		
Lot Size (SF)	1,808 (approx.)		
Total Buildable SF	7,230 (approx.)		
Minus Existing SF	4,562 (approx.)		
Available Air Rights	2,669 (approx.)		
Taxes (2022/23)	\$121,139 (before exemptions & abatements)		

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ASSET HIGHLIGHTS

249
EAST
NEW YORK, NY 10017
th STREET



Located one block from the United Nations Headquarters



4 Story commercial building



Conveniently located near Grand Central



Recently renovated restaurant on ground floor which can be delivered vacant at closing



Renovated apartment on the 4th floor, perfect for an ambassador or home office conversion



Quiet Tree-lined Street

TAX MAP



INTERIOR VIEW

249
EAST
NEW YORK, NY 10017

th
STREET



PROPERTY DOCUMENTS



TAX BILL



Statement Details

June 4, 2022
Matsunaga, Keiji
249 E. 49th St.
1-01323-0021
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2022	\$60,569.48
Total amount due			\$60,569.48

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$60,569.48
Total tax year charges remaining			\$60,569.48
If you want to pay everything you owe by July 1, 2022 please pay			\$120,533.27
If you pay everything you owe by July 1, 2022, you would save:			\$605.69

Annual Property Tax Detail

Tax class	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Current tax rate		
Estimated Market Value \$2,503,000		
Billable Assessed Value	\$1,126,350	
Taxable Value	\$1,126,350 x 10.7550%	
Tax Before Abatements and STAR	\$121,138.96	\$121,138.96
Annual property tax		\$121,138.96

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

CERIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/81)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALT# 1098.87 CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN DATE **MAY 09 1990** NO. **105159**

This certificate supersedes C.O. No. 50770 ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~100~~-altered ~~3000000~~-building -premises located at
249 East 49th Street NS 98' W. of 2nd Avenue Block 1323 Lot 21

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

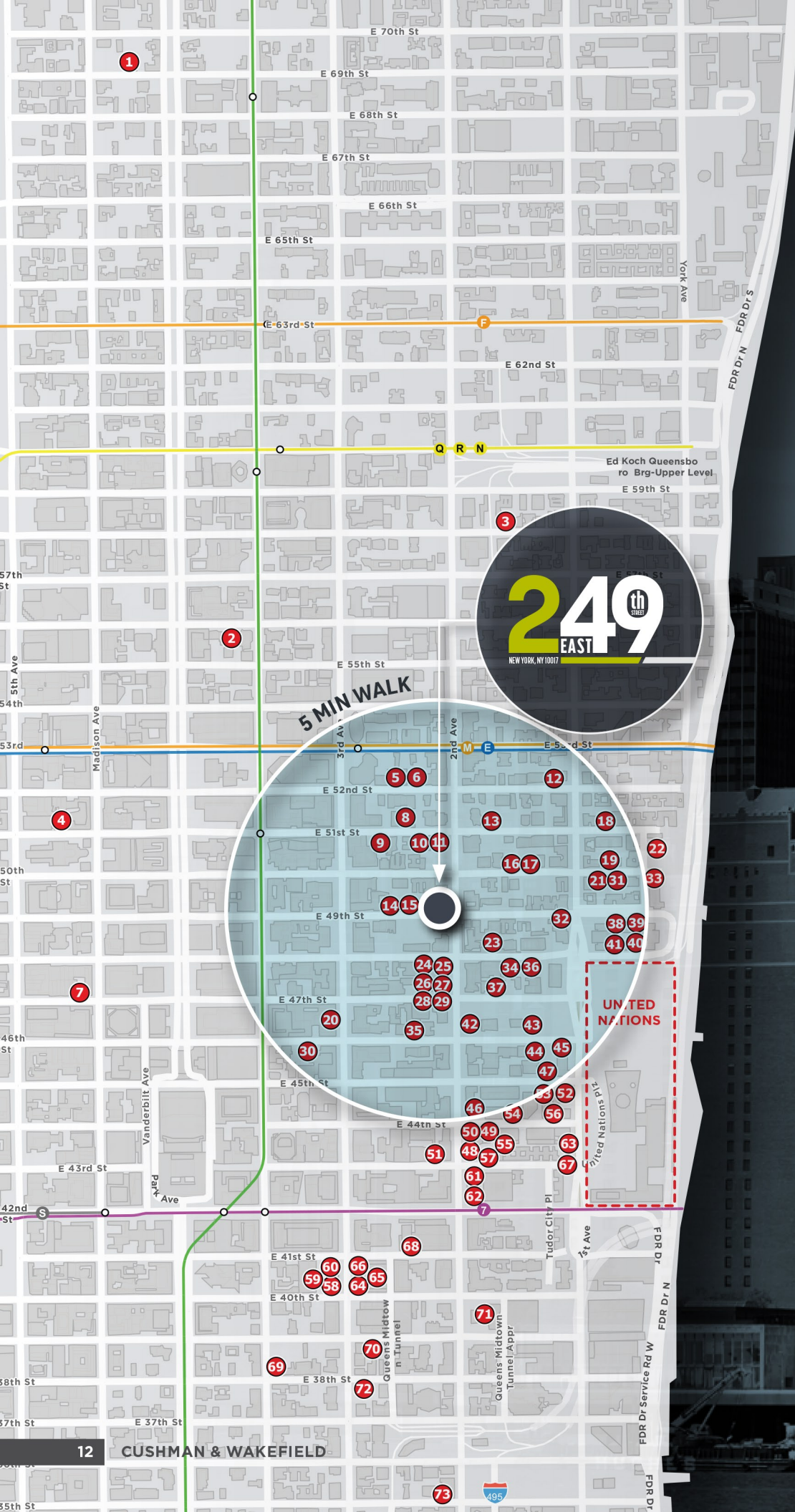
PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.G.						Office & boiler room
Basement	100	24			6	6	Restaurant
1st Floor	100	24			6	6	Restaurant
2nd Floor	50	10			6	6	Office
3rd Floor	50	10			6	6	Office

COMMERCIAL
OLD CODE

THIS CERTIFICATE OF OCCUPANCY SHALL BE POSTED
WITHIN THE BUILDING AND SHALL BE SUBJECT TO THE RULES
OF THE DEPARTMENT OF BUILDINGS, AND TO THE RULES, 1987.

UNITED NATIONS MAP



249th EAST
NEW YORK, NY 10017

1	Republic of Austria	31 East 69th Street	38	Permanent Mission of Ecuador	866 United Nations Plaza
2	Republic of Zimbabwe	128 East 56th Street	39	Permanent Mission of the Democratic Republic of the Congo	866 United Nations Plaza
3	Kingdom of Cambodia	327 East 58th Street	40	The Embassy of the Republic of Kenya	866 United Nations Plaza
4	Bolivarian Republic of Venezuela	7 East 51st Street	41	The Embassy of the Republic of Kenya	866 United Nations Plaza
5	Republic of Hungary	223 East 52nd Street	42	Consulate General of Saudi Arabia	866 2nd Ave
6	Republic of Zambia	237 East 52nd Street	43	Republic of Venezuela	335 East 46th Street
7	Republic of Ghana	19 East 47th Street	44	Republic of Uganda	336 East 46th Street
8	Republic of Singapore	231 East 51st Street	45	Turkish Consulate General	821 1st Ave
9	Embassy of Ukraine	220 East 51st Street	46	Federal Republic of Nigeria	828 2nd Avenue
10	Republic of Equatorial Guinea	242 East 51st Street	47	Republic of Korea	335 East 45th Street
11	Kingdom of Tonga	250 East 51st Street	48	Permanent Mission of Sri Lanka	820 2nd Ave
12	Kingdom of Thailand	351 East 52nd Street	49	Consulate General of Nicaragua	820 2nd Ave
13	Lao People's Democratic Republic	317 East 51st Street	50	Permanent Mission of Nepal	820 2nd Ave
14	Republic of Peru	241 East 49th street	51	Republic of India	235 East 43rd Street
15	Republic of Sierra Leone	245 East 49th Street	52	Consulate General of the Republic of Angola	336 E 45th St
16	Republic of San Marino	327 East 50th Street	53	Permanent Mission of Gambia	336 E 45th St
17	Republic of Latvia	333 East 50th Street	54	State of Kuwait	321 East 44th Street
18	Republic of Yemen	413 East 51st Street	55	Arab Republic of Egypt	304 East 44th Street
19	Republic of Niger	417 East 50th Street	56	Permanent Mission of Mexico to the United Nations	2 United Nations Plaza
20	Permanent Mission of the Republic of Poland	750 3rd Ave	57	Embassy of Malasia	313 East 43rd Street
21	Kingdom of Swaziland	408 East 50th Street	58	Permanent Mission of Uruguay	630 3rd Ave
22	Tunisian Republic Socialist People's	31 Beekman Place	59	Consulate General of Saint Lucia	630 3rd Ave
23	Libyan Arab Jamahiriya	309 East 48th Street	60	Permanent Mission of Slovenia	630 3rd Ave
24	Counsilate General of Belgium	885 2nd Ave	61	Consulate General of Israel	800 2nd Ave
25	British Consulate General	885 2nd Ave	62	Consulate General of Côte d'Ivoire	800 2nd Ave
26	Consulate General of Sweden	885 2nd Ave	63	Permanent Mission of Brunei Darussalam	771 United Nations Plaza
27	Permanent Mission of Ireland	885 2nd Ave	64	Consulate General of the I. R. of Afghanistan	633 3rd Ave
28	Royal Norwegian Consulate General	885 2nd Ave	65	Permanent Mission of Liechtenstein	633 3rd Ave
29	Permanent Mission of Italy	885 2nd Ave	66	Permanent Mission of the Republic of Trinidad and Tobago	633 3rd Ave
30	Embassy of Botswana	154 East 46th Street	67	The Permanent Mission of the Kingdom of Bhutan	343 E 43rd St
31	Republic of Mozambique	420 East 50th Street	68	Consulate General of Brazil in New York	225 E 41st St
32	Consulate General of Germany	871 United Nations Plaza	69	Republic of Cuba	315 Lexington Avenue
33	Consulate General of Luxembourg	17 Beekman Pl	70	Permanent Mission of Lesotho	204 E 39th St
34	Permanent Mission to the UN Algeria	326 East 48th Street	71	Central African Republic	300 East 40th Street
35	Commonwealth of The Bahamas	231 East 46th Street	72	Permanent Mission of Romania	573-577 3rd Ave
36	Republic of Algeria	328 East 48th Street	73	Republic of Malta	249 East 35th Street
37	Consulate of Vietnam	866 United Nations Plaza			

AMENITIES MAP



HOTELS

- 1 Courtyard by Marriott
- 2 Hilton Garden Inn
- 3 The Benjamin
- 4 Kimberly Hotel
- 5 Waldorf Astoria
- 6 San Carlos Hotel
- 7 Pod 51
- 8 InterContinental Hotel
- 9 Best Western Plus
- 10 Hotel 48LEX
- 11 Helmsley Middletowne Hotel
- 12 Residence Inn
- 13 The Lexington Hotel
- 14 The Roger Smith Hotel
- 15 The Bernic Hotel
- 16 Beekman Tower
- 17 EVEN Hotel New York
- 18 Hotel 837

GYM/FITNESS

- 1 Trooper Fitness
- 2 Blink Fitness
- 3 Equinox
- 4 Plus One Fitness Clinic
- 5 Crunch Fitness
- 6 YMCA

RESTAURANTS

- 1 Uncle Gussy's
- 2 Ground Central
- 3 Tomi Jazz
- 4 OBAO
- 5 Tacovision
- 6 Raku It's Japanese
- 7 Fabio Cucina Italiana
- 8 212 Steakhouse
- 9 Bistango
- 10 Ess-a-Bagel

RESTAURANTS (Continued)

- 11 Totto Ramen
- 12 Empire Steak House
- 13 Hide-Chan Ramen
- 14 Sukhumvit 51
- 15 Spice Symphony
- 16 Toscana 49
- 17 The Stag's Head
- 18 Sushi You
- 19 Gyu-Kaku Japanese BBQ
- 20 Hokey Poke
- 21 Socarrat Paella Bar

SHOPPING

- 1 Manhattan Art & Antiques Center
- 2 Reverie
- 3 AT&T Store
- 4 Optyx
- 5 Duane Reade
- 6 Clean Market
- 7 Edible Arrangements
- 8 Quest Bookshop
- 9 Cohen's Fashion Optical
- 10 Eagles Cosmetic
- 11 Jack's Place
- 12 Super Runners Shop
- 13 Madison Jewelers - 3rd Ave
- 14 Manhattan Window Fashion
- 15 LensCrafters
- 16 CVS Pharmacy
- 17 Remi Flower & Coffee
- 18 Kickstand Bicycles
- 19 Hair Cutters of Paris
- 20 MTC Kitchen
- 21 Lauren Brooke New York

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