



**EAST 47TH
STREET**

VACANT
BUILDING
FOR SALE

WITH SUBSTANTIAL AIR RIGHTS

Midtown East, NY 10017





10 min

5 min

5 min

0 min



Address	5 East 47th Street
Zip Code	10017
Neighborhood	Midtown
Location	On the North Side of East 47th Street between 5th and Madison Avenues
Block	1283
Lot	7
Lot Dimensions	25' x 100.42'
Lot Size	2,511

BUILDING INFORMATION

Building Class	O9 - Office Buildings		
Stories	7		
Building Dimensions	Gross SF	Rentable SF	
Ground Floor	25' x 100.42'	2,511	2,134
2nd Floor	25' x 92'	2,300	2,750
3rd Floor	25' x 92'	2,300	2,750
4th Floor	25' x 92'	2,300	2,750
5th Floor	25' x 92'	2,300	2,750
6th Floor	25' x 92'	2,300	2,750
7th Floor	25' x 92'	2,300	2,750
Above Grade SF	16,311	18,634	
Below Grade SF	2,511		

Tax Class	4
Tax Rate	10.6460%
Billable Assessed Value 2022/23	\$2,111,850
Property Tax 2022/23	\$224,828
Landmarked (Yes/No)	No
Midtown East Rezoning District (Yes/No)	Yes

ZONING INFORMATION

Zoning	C5-2.5
Maximum FAR	12.0
Total Buildable SF	30,126
Less Existing Structure SF	(16,311)
Available Air Rights SF	13,816

BUILDING MECHANICALS

Elevator	\$700,000 Renovation completed in 2021
Heating	Steam Heat provided by ConEd
Cooling	Window A/C Units
Roof	Renovated in 2013
Sprinkler System	n/a
Ceiling Height	9' or 10' depending on floor

ASKING PRICE: **\$14,500,000**

270 PARK AVENUE
JP Morgan Headquarters
2.5M SF New Development



570 FIFTH AVENUE
Extell Development
1,100 ft. Tall New Development



415 MADISON AVENUE
Rudin Management
342,000 SF Class A New Office
Development



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LIRR EAST SIDE ACCESS
will now service more than
300,000 passengers



DIAMOND DISTRICT
Proximity to Diamond District 1/2 Block
away, 90% of all diamonds that
enter the US pass through here first



TOURISM
Tourism expected to surpass
2019 levels, with 63 million
visitors this year

Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	Overall Tax Rate 10.6460%	
Current tax rate		
Estimated Market Value \$4,693,000		
Billable Assessed Value	\$2,111,850	Taxes
Taxable Value	\$2,111,850 x 10.6460%	
Tax Before Abatements and STAR	\$224,827.56	\$224,827.56
Annual property tax		\$224,827.56

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

Tax Bill

DEPARTMENT OF BUILDINGS
BOROUGH OF THE CITY OF NEW YORK
Date August 6th, 1965 No. 61861

CERTIFICATE OF OCCUPANCY
NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C.O. No. 515195
THIS CERTIFIES that the ~~lot~~ ~~lot~~ building, premises located at
Block 233 Lot 7
East 47th Street
side of East 7th Street
BEGINNING at a point on the north side of East 7th Street
distant 150.10 feet east from the corner formed by the intersection of
Fifth Avenue and East 47th Street
running thence north 100.5 feet; thence west 25.10 feet;
thence south 27.5 feet; thence west 25.10 feet;
running thence to the point of place of beginning, conform substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and
CERTIFIES FURTHER that, any provisions of Section 6455 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. Class 1
Fireproof
Building Alt. No. 515/1964 Construction classification— Fireproof
Occupancy classification— Commercial B 66. Height 7 stories 80.10 feet. Zoning District
Date of completion— July 27, 1965 Located in C 5-2

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Certificate number to be inserted here)
692-55-A

PERMISSIBLE USE AND OCCUPANCY

On-Street Parking Spaces _____
Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	on ground	13	Storage
1st story	150	13	Store
2nd story	60	13	Blue printing, offices, photo-stating, establishment.
3rd story	60	21	Offices and jewelry manufacturing.
4th story	60	20	Offices and jewelry manufacturing.
5th story	60	11	Jewelry sales and office
6th story	60	10	Offices and jewelry manufacturing
7th story	60	9	Custom tailoring

Inspector Fire Alarm approved by Fire Department on April 2nd, 1965.

Sec. 61.23 sub 4 Building Code, C.26-273.0 Adm. Code
Prior to the occupancy of a structure erected or altered after January 1, 1938, the authorized occupancy of each floor of said structure as stated in the certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structure.

Thomas V. [Signature]

Certificate of Occupancy



Tax Map



Salad in A Bowl Or A Salad wrap

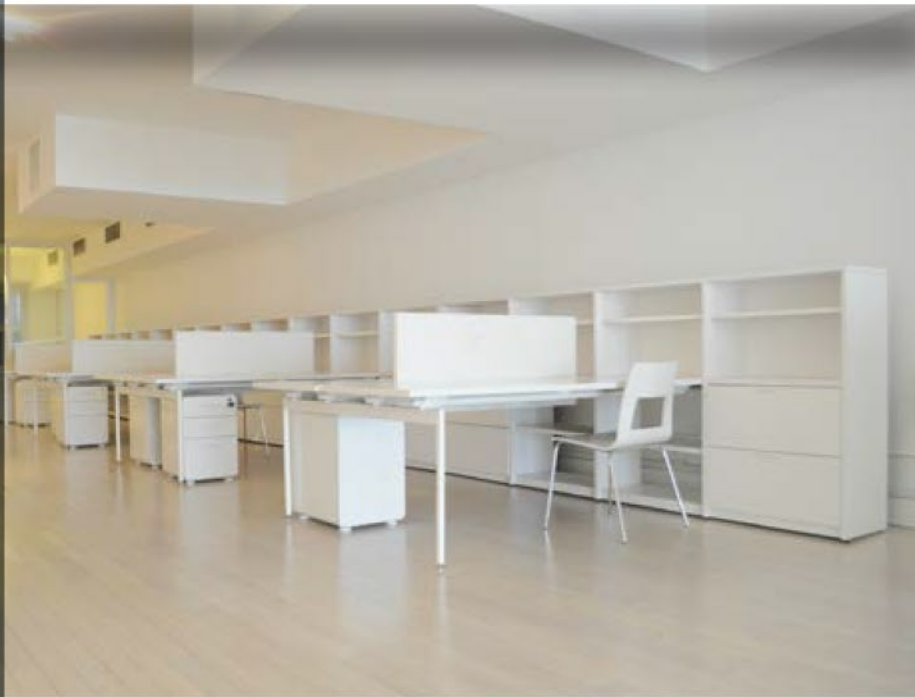
House Salad mixed greens with blue cheese, ranch, sliced apple, grape cheese and nuts with ginger vinaigrette	9.95	Club Salad mixed greens with roasted turkey, bacon, boiled egg, cheddar, cucumbers, grape tomatoes & chili lime vinaigrette	11.95
Chef's Salad mixed greens, turkey, roasted ham, roasted beef, salsa & avocado cheese, sliced hard-boiled egg and tomatoes on a bed of crispy lettuce	12.95	Steak Salad mix greens with house steak, grape tomato, arugula, blue cheese & light ranch	11.95
Big Apple Salad mix greens, apples, walnuts, cherry tomato, dried cranberries, goat cheese & light vinaigrette	9.95	Cobb Salad mix greens with grilled chicken, seared asparagus, boiled egg, blue cheese and hot sauce vinaigrette & sliced avocado	11.95
Santa Fe Salad mix greens, grilled chicken, avocado, corn, cheddar, tomatoes, cucumber, crispy onion sprinkles & light ranch	11.95	Chicken Caesar Salad breaded chicken breast, romaine lettuce, parmesan cheese & house caesar dressing	10.95

2 Choose 4 Free Toppings
+ 0.50 each

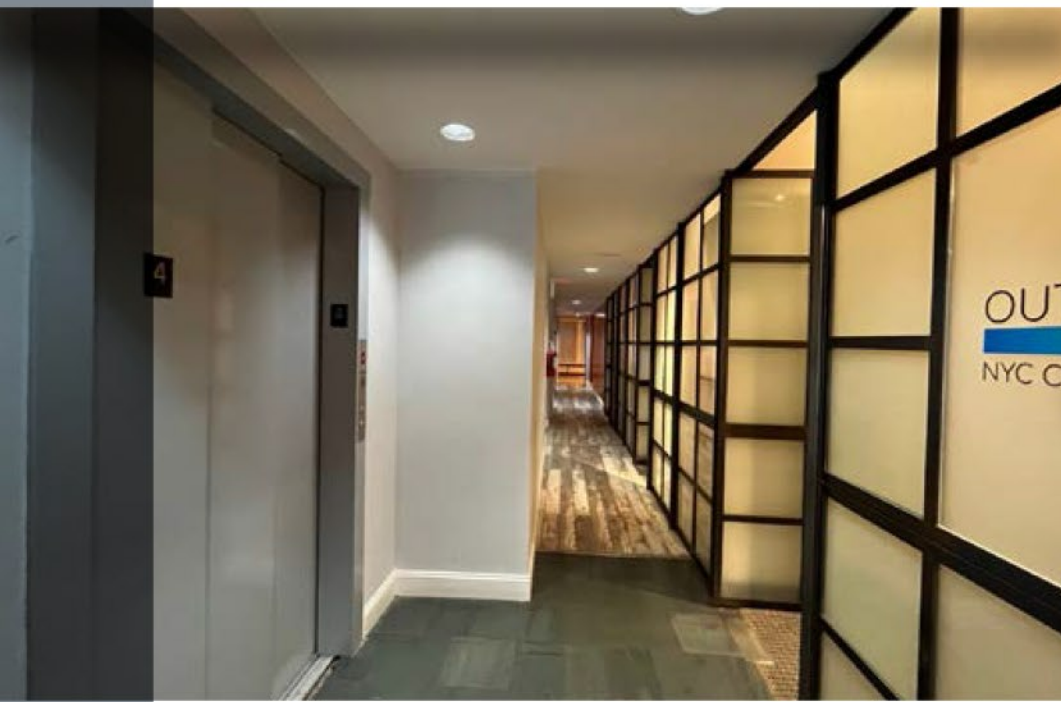
3 Select Additional Items
+ 1.00 each

*All our dressings are homemade
*Local farm fresh produce
*Everything on the menu healthy made day to day in limited quantities



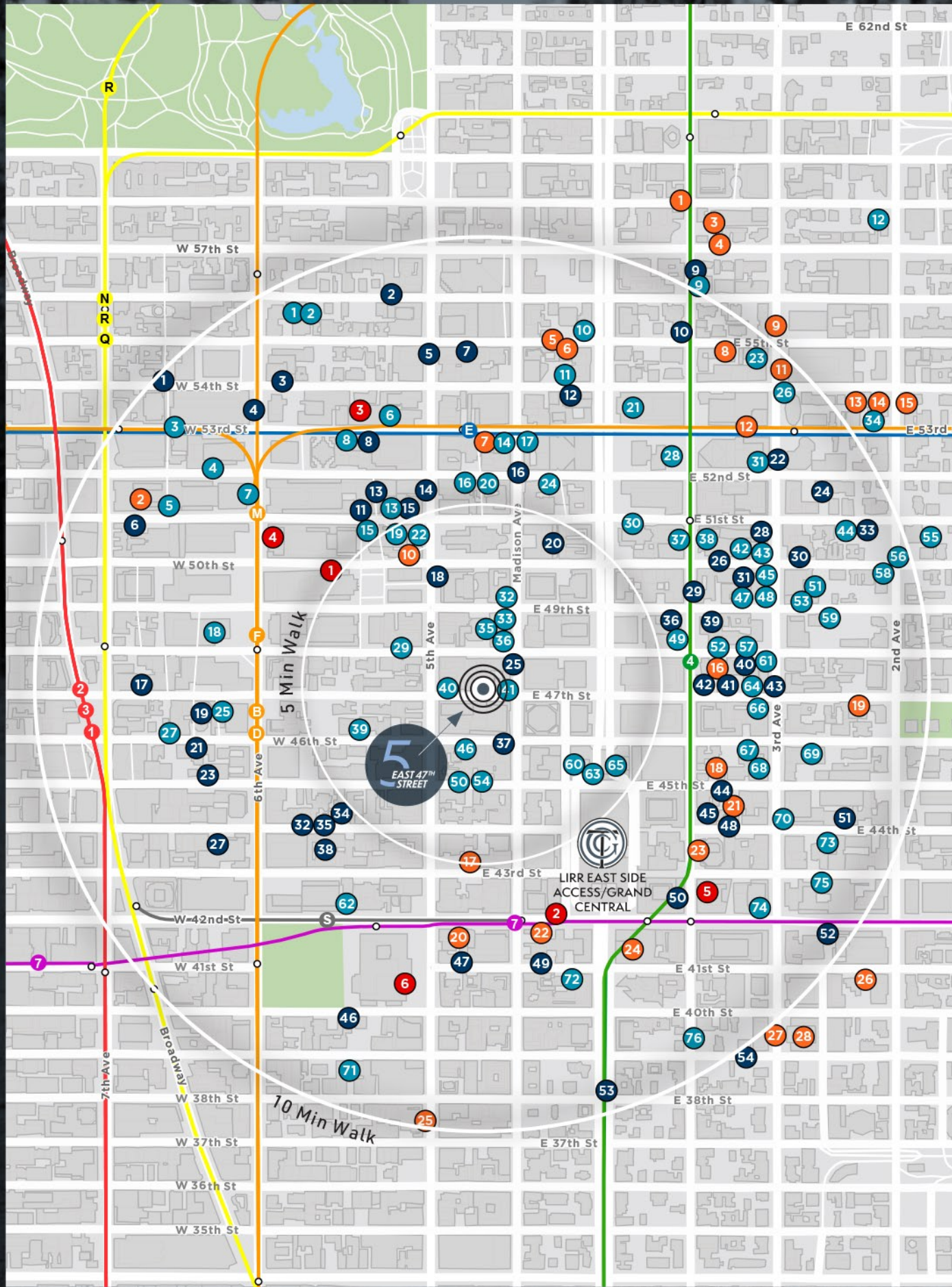












ARTS & ENTERTAINMENT

- 1 Top of the Rock
- 2 SUMMIT One Vanderbilt
- 3 Museum of Modern Art
- 4 Radio City Music Hall
- 5 Chrysler Building
- 6 Bryant Park

HEALTH CLUBS/GYMS

- 1 Definitions Private Training Gyms
- 2 Athletic & Swim Club
- 3 Orangetheory Fitness
- 4 Phyt NYC
- 5 Bally Total Fitness
- 6 The Core Club
- 7 Equinox East
- 8 USAthletic Training Center
- 9 Power Pilates
- 10 Equinox Rockefeller Center
- 11 TITLE Boxing Club
- 12 TMPL
- 13 Epic Hybrid Training
- 14 Blink Fitness
- 15 Equinox East
- 16 Crunch Fitness
- 17 Equinox East
- 18 BRICK New York
- 19 Vanderbilt Branch YMCA
- 20 Pilates On Fifth
- 21 New York Sports Clubs
- 22 Dolphin Fitness Club
- 23 Equinox
- 24 Blink Fitness
- 25 NEOU
- 26 Vanderbilt Health Club
- 27 Blink Fitness
- 28 Orangetheory Fitness

HOTELS

- 1 Conrad
- 2 Chambers Hotel
- 3 Warwick
- 4 Hilton
- 5 The Peninsula
- 6 The Michelangelo
- 7 The St. Regis
- 8 Baccarat
- 9 Hotel 57
- 10 Concorde
- 11 Radisson
- 12 Elysée
- 13 The Jewel Facing Rockefeller
- 14 Starwood
- 15 3 West Club
- 16 Omni Berkshire
- 17 The Times Square Edition

RESTAURANTS

- 18 Yotel Model Room
- 19 Sanctuary Hotel
- 20 Lotte New York Palace
- 21 The Muse
- 22 Courtyard by Marriott
- 23 Room Mate Grace Hotel
- 24 Hilton Garden Inn
- 25 Hilton Club
- 26 The Benjamin
- 27 Mela
- 28 Kimberly
- 29 Waldorf Astoria
- 30 The Fifty Sonesta Select New York
- 31 San Carlos Hotel
- 32 The Algonquin
- 33 Pod 51
- 34 Sofitel
- 35 The Iroquois
- 36 InterContinental
- 37 The Gotham
- 38 Royalton
- 39 Hotel 48LEX
- 40 Residence Inn by Marriott
- 41 The Lexington
- 42 Roger Smith
- 43 The Bernic
- 44 Club Quarters
- 45 Hotel Boutique
- 46 Bryant Park
- 47 Andaz
- 48 Fitzpatrick
- 49 Library Hotel
- 50 Hyatt
- 51 EVEN
- 52 The Westin
- 53 Iberostar 70 Park Avenue Hotel
- 54 Pod 39
- 18 Del Frisco's Double Eagle Steakhouse
- 19 Limani
- 20 Fig & Olive
- 21 Mysttik Masaala
- 22 Bill's Bar & Burger
- 23 Omar's Mediterranean
- 24 Fresco By Scotto
- 25 Sushi by Bou
- 26 Hillstone Restaurant
- 27 Havana Central
- 28 The Grill
- 29 Beatnic - Rock Center
- 30 Uncle Gussy's
- 31 Ground Central
- 32 Osteria Delbianco
- 33 Casa Limone
- 34 Tomi Jazz
- 35 Joe's Home of Soup Dumplings
- 36 Hatsuhana
- 37 Urbanspace
- 38 Bao by Kaya
- 39 Nino's 46
- 40 Kuruma Zushi
- 41 Katsu-Hama
- 42 Bistango
- 43 Empire Steak House
- 44 Sukhumvit 51
- 45 Spice Symphony
- 46 JoJu
- 47 La Bellezza
- 48 Toscana 49
- 49 Ole & Steen
- 50 Tommy Bahama Restaurant
- 51 Gyu-Kaku Japanese BBQ
- 52 Lexington Brass
- 53 Smith & Wollensky
- 54 Morton's The Steakhouse
- 55 The Smith
- 56 Crave Fishbar
- 57 Avra 48th Street
- 58 Sofia Wine Bar
- 59 Barolo East
- 60 Uncle Paul's Pizza
- 61 Sea Fire Grill
- 62 Gabriel Kreuther
- 63 Urbanspace Vanderbilt
- 64 Foxy Johns Bar & Kitchen
- 65 Roberta's Pizza
- 66 Allora Ristorante
- 67 Darbar Fine Indian Cuisine
- 68 Aretsky's Patroon
- 69 Sparks Steak House
- 70 Little Collins
- 71 Calle Dao - Bryant Park
- 72 Benjamin Steakhouse
- 73 Sakagura
- 74 The Capital Grille
- 75 Sushi Yasuda
- 76 Momosan Ramen & Sake



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