

# 327 East 17<sup>TH</sup> St

NEW YORK  
NY 10003

## VACANT 6-STORY MIXED USE BUILDING



ASKING PRICE  
**\$4,950,000**



### PROPERTY INFORMATION

Location:	North side of East 17th Street between First and Second Avenues
Block / Lot:	923 - 18
Lot Dimensions:	22' x 92'
Lot Size:	2,024 SF
Building Dimensions:	22' x 56'
Stories:	6 plus cellar
Above Grade Gross SF:	7,392 SF
Units:	15 Residential, 1 Commercial
Zoning / FAR:	R8A / 6.02
Available Air Rights:	4,792 SF
Landmark Designation:	None
Assessment (24/25):	\$1,460,790
Taxes (24/25):	\$157,210
Tax Class:	4

### TAX MAP



### PROPERTY DESCRIPTION

Cushman & Wakefield has been exclusively retained to arrange for the sale of this **22' wide, 6-story, 7,392 square** foot elevator building. The subject property is on the **north side of East 17th Street** between First and Second Avenues in Manhattan's Gramercy Park neighborhood. The building was previously used by Beth Israel Hospital as a residential treatment facility, but it is currently vacant. The facility has offices / lobby area on the ground floor with a back patio. Floors 2-6 have three rooms on each floor with a shared shower and two half bathrooms. There is one room in the front and two rooms in the rear. Located in a prime location near Gramercy Park, Friends Seminary School, and some of New York City's best restaurants and shopping, the property sits directly across from Stuyvesant Square Park. This otherwise quiet block lies conveniently at the convergence of the exclusivity Gramercy has to offer with the bustling Union Square and the vibrant East Village steps away. This location also has premiere accessibility located two blocks from the First Avenue **L** Subway Station and it is also a short walk away from the 14th Street - Union Square Subway Station offering access to the **4 5 6**, and **L** Subway Lines.

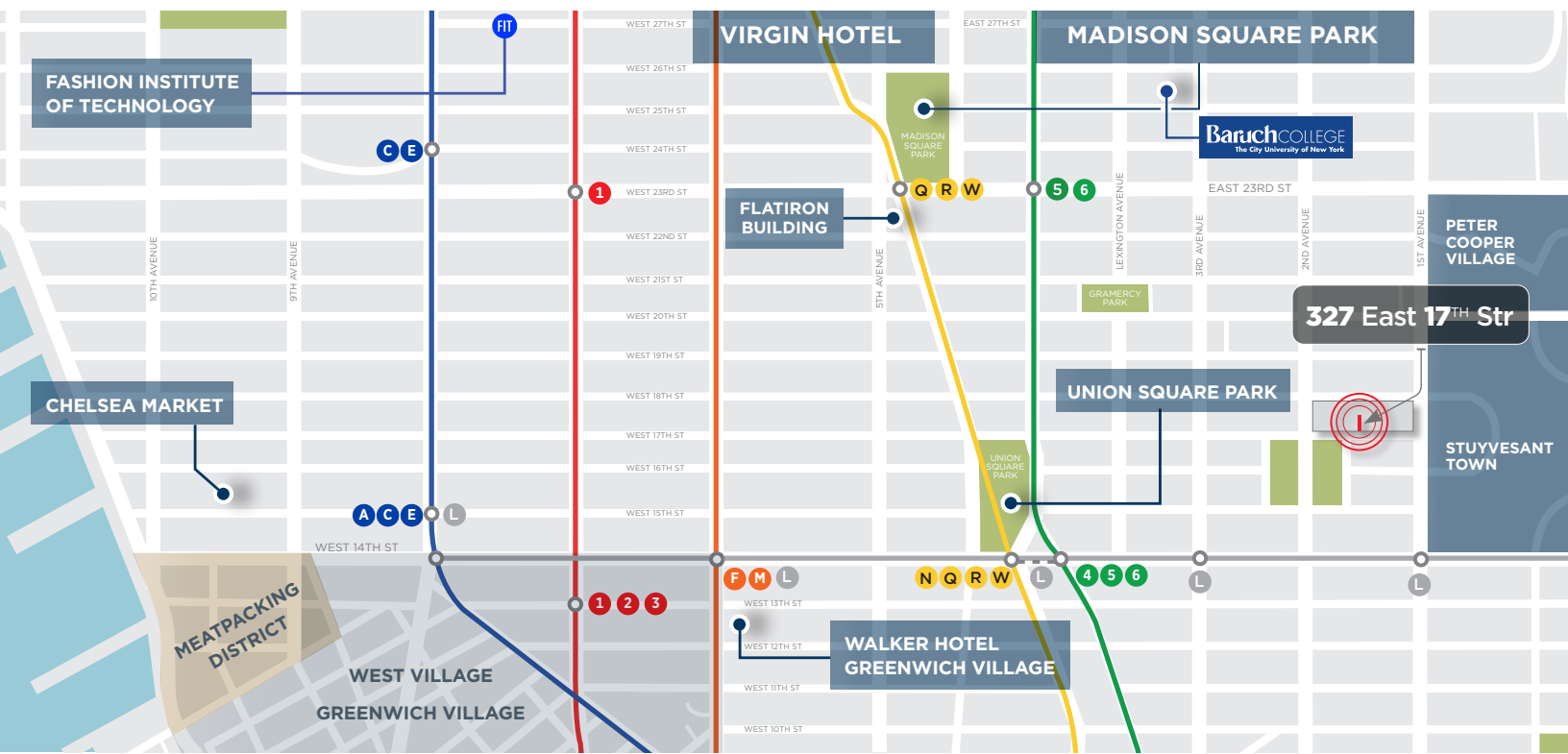


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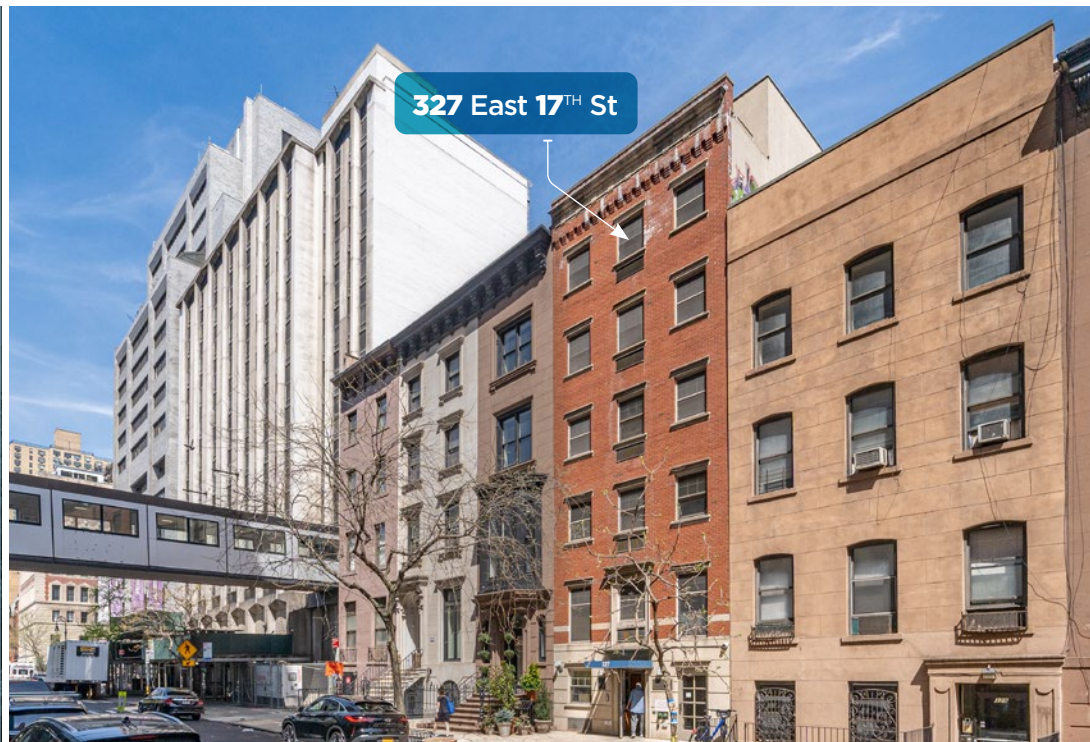
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**CUSHMAN & WAKEFIELD**



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The bridge crossing East 17th Street was removed in 2023.



**FOR MORE INFORMATION,  
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