

327 East 17TH St

NEW YORK
NY 10003

VACANT 6-STORY MIXED USE BUILDING



ASKING PRICE
\$6,950,000

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 62'
Stories:	6 plus cellar
Gross Square Footage:	10,208 SF
Units:	15 Residential, 1 Commercial
Zoning / FAR:	R8A / 6.02
Available Air Rights:	4,000 SF
Landmark Designation:	None
Assessment (23/24):	\$1,407,150
Taxes (23/24):	\$149,805
Tax Class:	4

TAX MAP



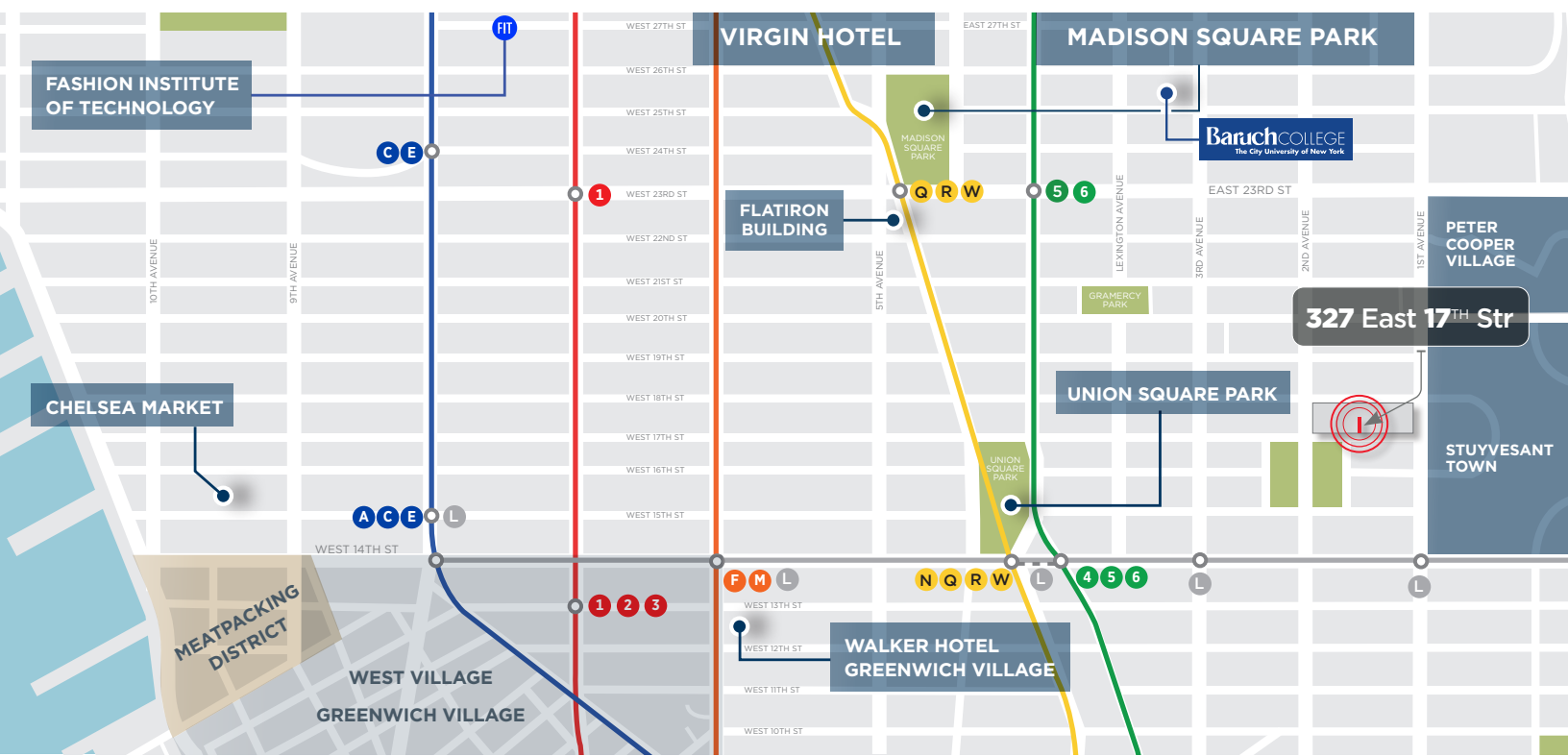
PROPERTY DESCRIPTION

Cushman & Wakefield has been exclusively retained to arrange for the sale of this **22' wide, 6-story, 10,208 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 1-bedroom units on each floor with a shared one and a half bathroom. There are two bedrooms in the front and one bedroom 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 the 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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Cushman & Wakefield has been retained to sell three buildings on the block that can be purchased together or individually. The bridge crossing East 17th Street was removed in September 2023.



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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