



# 248 EAST 33RD STREET

A MULTI-FAMILY OPPORTUNITY  
IN PRIME KIPS BAY



# 248 EAST 33RD STREET

PRICE	Avenues
Price Upon Request	Second & Third Avenues
PLOT	SQUARE FEET
17' x 74' (45' Deep)	3,686 SQ FT (approx.)
UNITS	ZONING
Three (3)	R8B, C1-8A

- FEATURES
- ALL-CASH OFFERS ENCOURAGED
  - Delivered Vacant
  - 3 Renovated Free Market Residential Units
  - Multiple Outdoor Spaces Including a South-Facing Garden
  - Approx. 9,272 Total Buildable Square Feet





LOCATION

Kips Bay/ Murray Hill

248 East 33rd Street

This 17-foot-wide multi-family townhouse on a tree-lined block the borders Kips Bay & Murray Hill, features an owner’s triplex with two private outdoor spaces and two fully renovated one-bedroom units, each with outdoor access.

Located outside the historic district with approx. 9,272 total buildable square feet (~5,500+ remaining), C1-8A zoning allows for future expansion or redevelopment subject to City approval. Close to Grand Central, major medical institutions such as NYU Hospital, FDR Drive, and top Midtown dining and retail, this property offers exceptional value, flexibility, and upside.







## THE HOME

248 East 33rd Street

The triplex includes 3 bedrooms, 3.5 baths, a windowed kitchen and dining area opening to a large terra cotta-tiled deck, a living room with exposed brick and fireplace, two upper-level bedrooms with en suite baths and laundry, and a top-floor primary suite with fireplace, marble bath, private terrace, and access to a full roof deck with sweeping city views, including the Empire State Building.

One rental unit offers a south-facing terrace; while the other includes a 500 sq ft private garden. Ideal for live-with-income, investment, or conversion to single-family. Mixed-use zoning allows for ground floor commercial use. 248 East 33rd Street will be delivered vacant.





## Projected Rental Income

UNITS	PROJECTED MONTHLY RENT	PROJECTED ANNUAL RENT
UNIT 1 (1 BD W/ GARDEN)	\$4,750	\$57,000
UNIT 2 (1 BD W/1 TERRACE)	\$4,750	\$57,000
UNIT 3 (3 BD W/ ROOF)	\$14,000	\$168,000
TOTAL PROJECTED INCOME	\$23,500	\$282,000

## Projected Operating Expenses

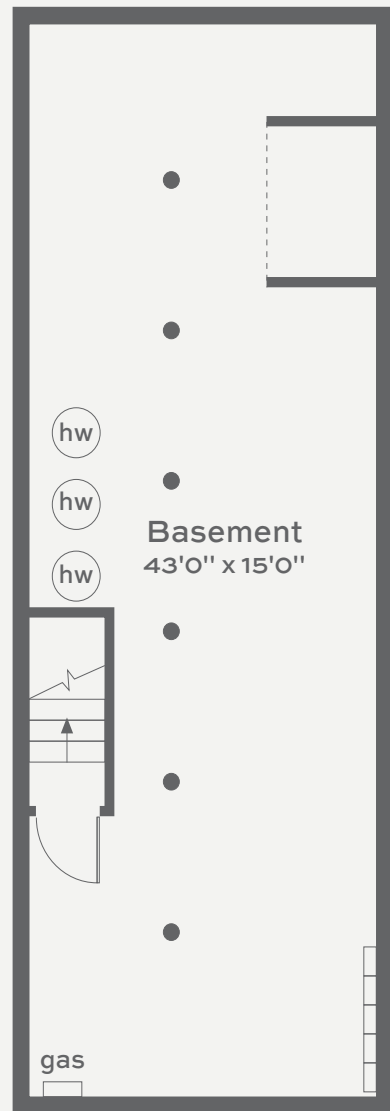
	PROJECTED COSTS
REAL ESTATE TAXES	\$56,390
INSURANCE (\$2 PSF)	\$7,372
WATER/SEWER (\$650/ UNIT)	\$1,950
MAINTENANCE (\$750/ UNIT)	\$2,250
COMMON UTILITIES (\$100/ MONTH)	\$1,200
TOTAL EXPENSES	\$66,126
PROJECTED NET OPERATING INCOME	\$215,874



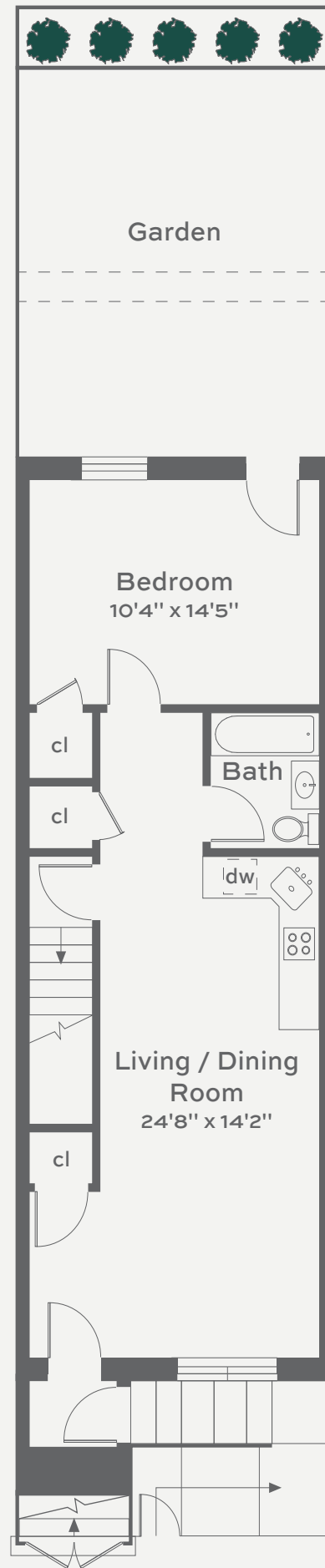
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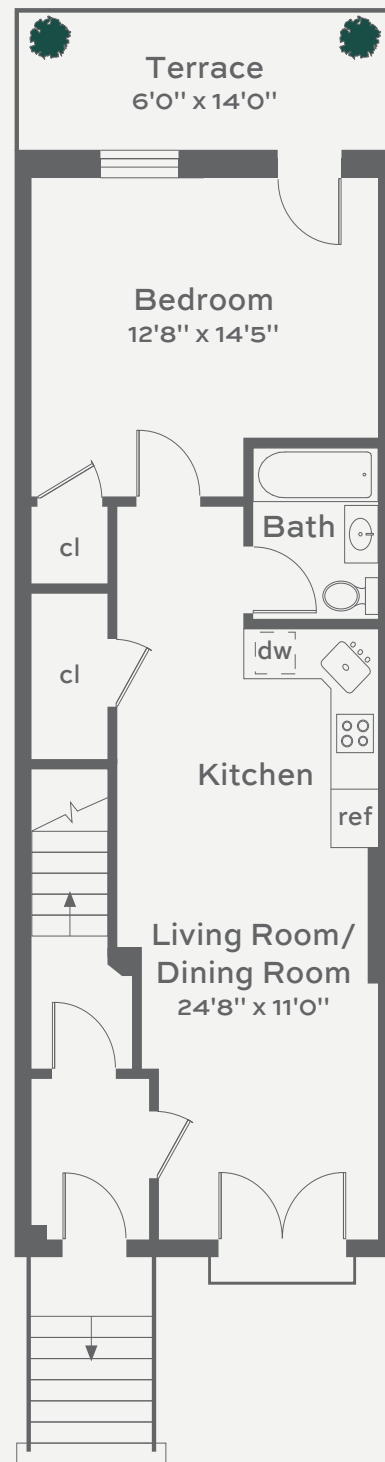
LESLIE  
GARFIELD



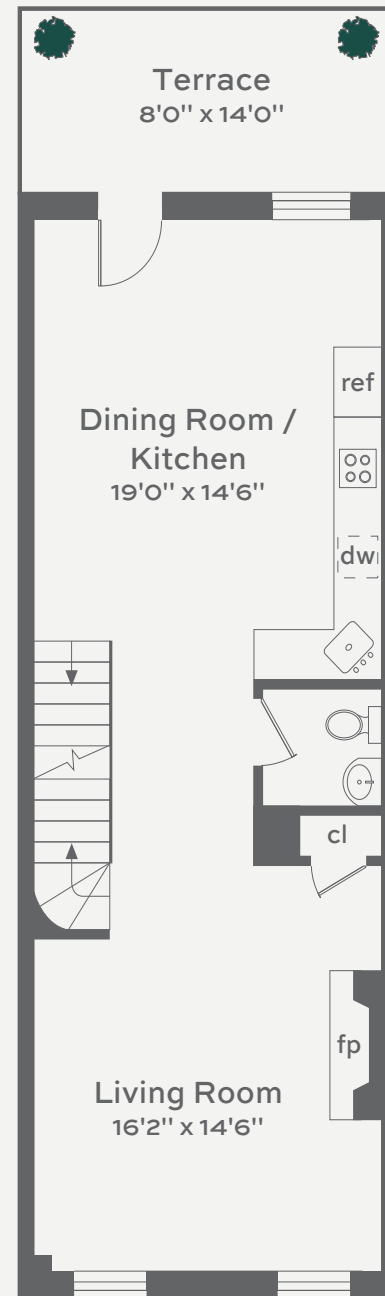
Cellar



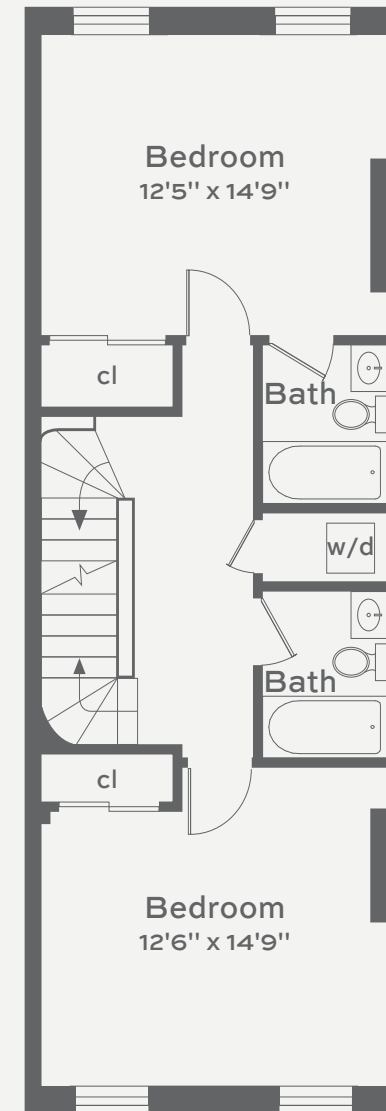
Garden Level



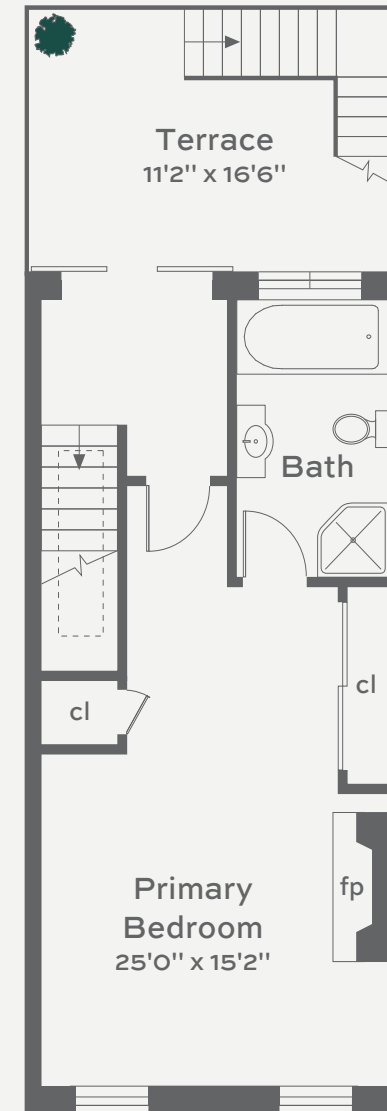
Parlor Level



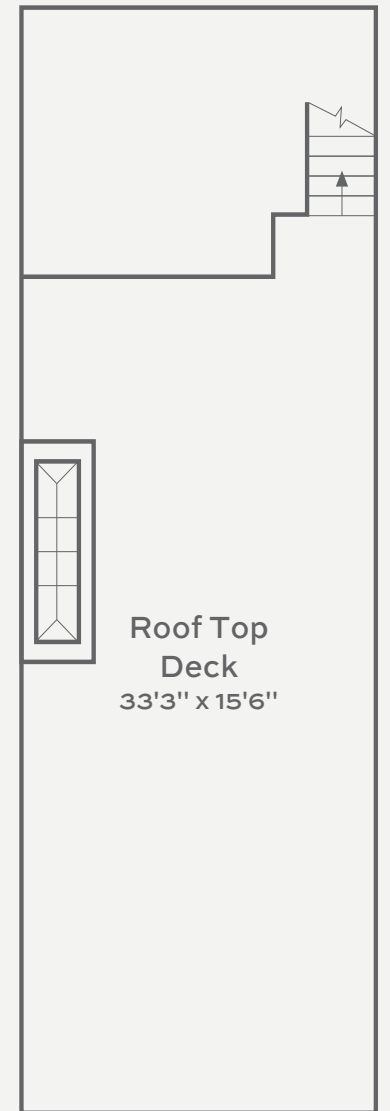
Third Floor



Fourth Floor



Fifth Floor



Roof

# Sales & Advisory Team



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