



351-353 East 62nd Street
New York, NY 10065



Upper East Side Mixed-Use Townhouse Opportunity

Nestled within the prestigious Upper East Side of Manhattan, 351-353 East 62nd Street presents an unparalleled opportunity for luxurious live/work or investment endeavors. These meticulously combined mixed-use townhouses epitomize sophistication and promise boundless potential for discerning individuals seeking to redefine Manhattan living.

Presented entirely vacant, these townhouses offer a pristine canvas, inviting visionary minds to unleash their creativity and transform the space into a bespoke oasis of opulence. Formerly housing the esteemed neighborhood icon, Il Vagabondo, the ground floor and portions of the parlor floor boast a fully equipped restaurant/bar, featuring a state-of-the-art commercial kitchen, multiple dining areas, a full basement, a serene rear garden, and the rare allure of an indoor bocce court.



A Blank Canvas Awaiting Your Vision



351 EAST 62ND STREET

BUILDING DIMENSIONS
17' x 100.42' (38' Deep)

REAL ESTATE TAXES
\$58,409 (Anually)

SQUARE FOOTAGE
3,613 SF (approx.)

ZONING
R8B, C2-5

STORIES
Four (4) Plus Cellar

353 EAST 62ND STREET

BUILDING DIMENSIONS
16' x 100.42' (70' Deep)

REAL ESTATE TAXES
\$64,771 (Anually)

SQUARE FOOTAGE
4,480 SF (approx.)

ZONING
R8B, C2-5

STORIES
Four (4) Plus Cellar





Defining Luxury on the Upper East Side

Ascending to the upper floors reveals two residential sanctuaries, including a grand 4-5 bedroom townhouse duplex exuding timeless elegance. Bathed in natural light pouring through skylights and windows, the duplex showcases impeccable craftsmanship and bespoke design elements. A sprawling outdoor terrace beckons for al fresco gatherings, while custom-built-ins elevate the allure of each living space.



FLOOR PLAN



Projected Income

Unit	Sq. Ft.	Monthly Rent	\$/Sq. Ft.
Ground Floor Restaurant	2,200 sq. ft. (appx.)	\$16,500	\$90 / sq. ft.
Duplex (4 bedroom / 2.5 bath)	2,400 sq. ft. (appx.)	\$20,000	\$100 / sq. ft.
Second Floor (1 bedroom / 1 bath)	500 sq. ft. (appx.)	\$3,500	\$84 / sq. ft.

Positioned between First and Second Avenue, this distinguished property is close to an array of upscale amenities, from exclusive boutiques to gourmet dining establishments and premier medical facilities. Transportation options are effortlessly accessible, with the N, Q, R, W, and F trains just a mere three blocks away, ensuring seamless connectivity to the rest of the city.

In summary, 351-353 East 62nd Street epitomizes the epitome of luxury living on the Upper East Side, offering an unparalleled canvas for visionary individuals to craft their own masterpiece amidst the vibrant heartbeat of Manhattan.





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