

**417 East 61<sup>st</sup>  
Street**  
Between First and  
York Avenues

## Offering a Development Opportunity on the Upper East Side



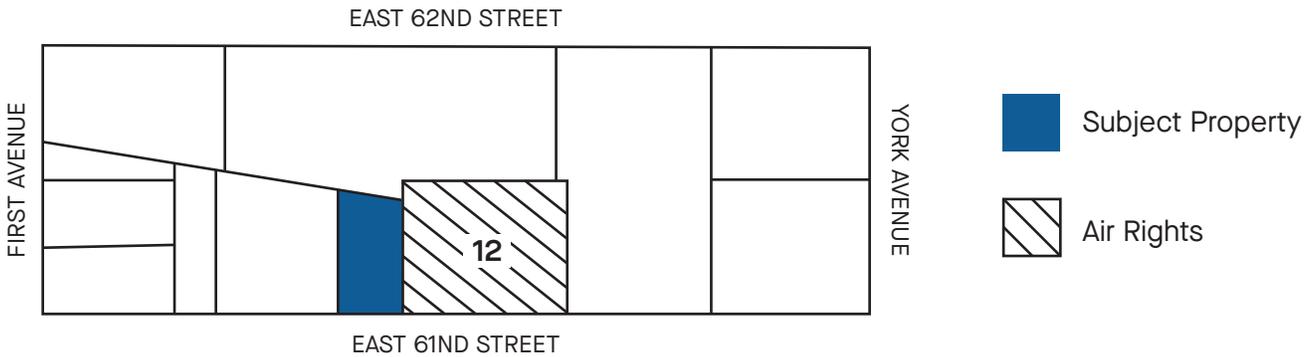
POTENTIAL DEVELOPMENT

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# Development Overview



<b>Address:</b>	417 East 61st Street	
<b>Location:</b>	North side of 61st Street between 1st and York Avenues	
<b>Block / Lot:</b>	1456 / 10	
<b>Lot Dimensions:</b>	45 × 93'	[irreg.]
<b>Lot Square Footage:</b>	4,035	
<b>Zoning:</b>	C8-4	
<b>Max FAR:</b>	Commercial 5.0	Comm. Facility 6.5
<b>As-of-Right ZFA:</b>	20,175	26,228
<b>Available Air Rights (Lot 12):</b>	<u>57,752</u>	<u>76,581</u>
<b>Total Buildable ZFA:</b>	77,927	102,809
<b>Assessment ('26-'27):</b>	\$3,116,000	



Mermel & McLain Management LLC has been retained on an exclusive basis to arrange for a 99-year ground lease of 417 East 61<sup>st</sup> Street, located between First and York Avenues. In addition to the development rights of 417 East 61<sup>st</sup> Street, the neighboring site to the east offers additional air rights, which combined with the subject lot's air rights, allows for an up to a 77,927 square foot commercial development or up to a 102,809 square foot community use development. Both sites are owned by The Colonial Dames of America ("CDA") and the air rights of 419 East 61<sup>st</sup> Street are included in this offering. The Mount Vernon Hotel Museum and Garden is located at 419 East 61<sup>st</sup> Street and is a New York City Landmark. Therefore, light and air to the east will be maintained in perpetuity.

417 East 61<sup>st</sup> Street is strategically located in the Hospital Corridor which offers easy access to the City's top hospitals including the Hospital for Special Surgery, New York Presbyterian/Weill Cornell Hospital, Lenox Hill Hospital, and Rockefeller University Hospital. Transportation is also abundant in the area including the 4, 5, 6, N, R and W subways as well as the F and Q subway lines at East 63rd Street. The site also offers convenient access to the FDR and the 59<sup>th</sup> Street Bridge.

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Zoning Lot Merger of Lots 10 and 12



Lot 10

Lot 12

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## Contact Us

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