



141
East 17th
Street

141



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Executive Summary

Cushman & Wakefield has been exclusively retained to arrange the sale of 141 East 17th Street, a distinguished 3-unit luxury multi-family building nestled in the heart of Gramercy Park. This premier property presents a rare opportunity for buyers to acquire a turn-key, loft-like renovated property in one of the most desirable neighborhoods in all of Manhattan.

141 East 17th Street spans \pm 6,720 square feet, including a \pm 3,700 square foot, 4-bedroom / 3.5 bath triplex unit with private rooftop terrace and full rear garden, a 2-bedroom unit / 2-bath duplex unit with a private rooftop terrace, and a renovated single-story unit on the ground floor. All three units feature open chef kitchens with Viking appliances, dishwashers, washer/dryers in-unit, wideplank white oak floors, and split-system central air. The property boasts an additional \pm 2,480 square feet of air rights, offering potential for future expansion or development initiatives.



The building is located at the congruence of Gramercy Park to the north, Union Square park to the west, and Stuyvesant Square Park to the east. The area is renowned for its historic charm and proximity to an array of cultural and recreational attractions from fine dining establishments to boutique shops and renowned landmarks. The building is steps away from NYU, Parsons School of Design, Strand Book Store, Union Square Greenmarket, and a host of other neighborhood staples. Public transportation is easily accessible from this property via the subway lines as well as numerous bus lines that service the area.

With its prime location and desirable amenities, 141 East 17th Street presents an unparalleled opportunity for buyers seeking to capitalize on the prestige and income potential of the Gramercy Park real estate market.





Property Information

Address	141 East 17th Street, New York, NY 10003
Block & Lot	873-31
Lot Dimensions	25' x 90.83'
Lot SF	2,300 SF (approx.)

Building Information

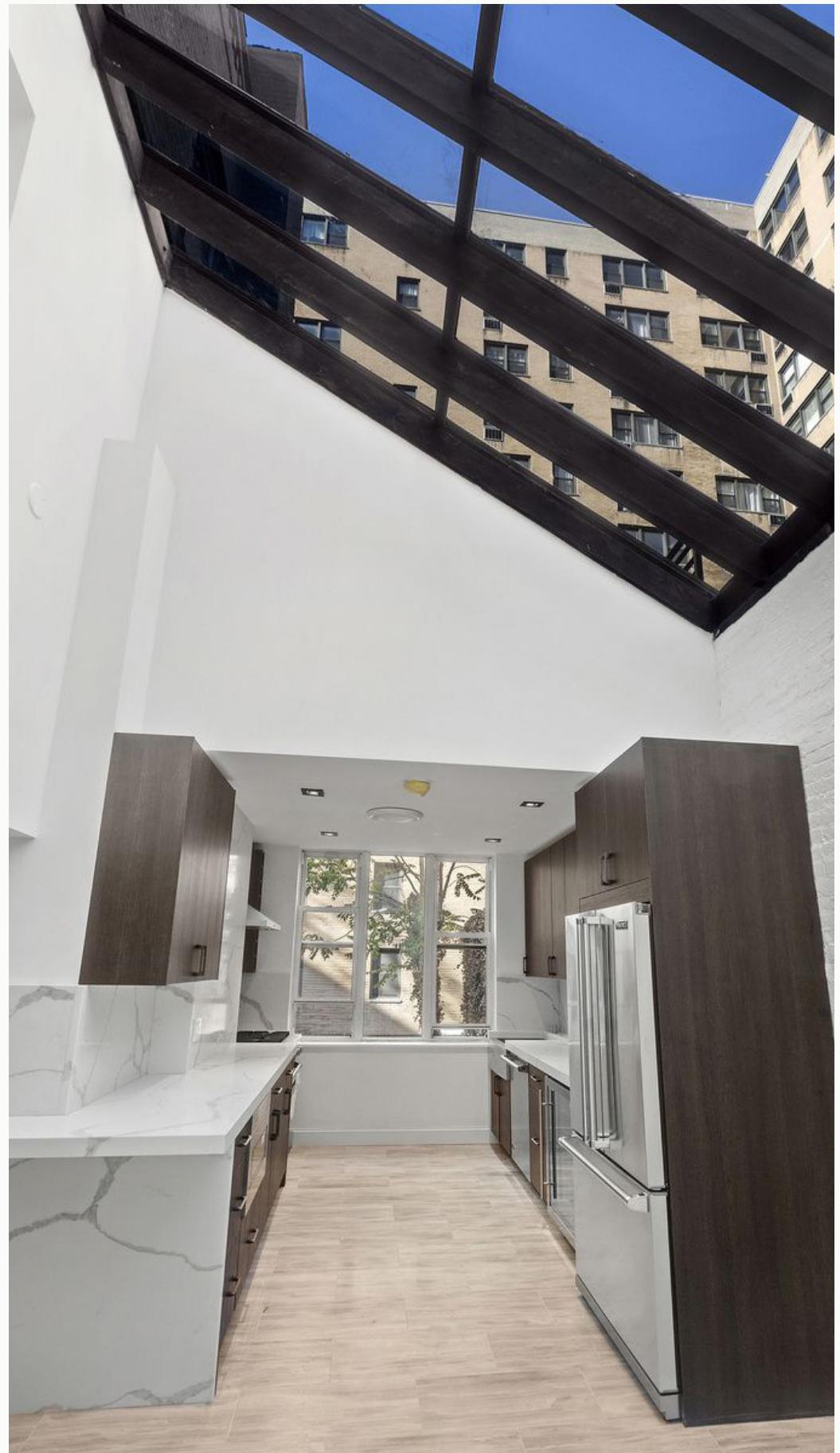
Building Dimensions	25' x 62'
Stories	3
Above Grade Gross SF	6,720 SF (approx.)
Residential Units	3

Zoning Information

Zoning	R8B
FAR (As-of-Right)	4
Total Buildable SF (As-of-Right)	9,200 SF (approx.)
Less Existing Structure	6,720 SF (approx.)
Available Air Rights (As-of-Right)	2,480 SF (approx.)

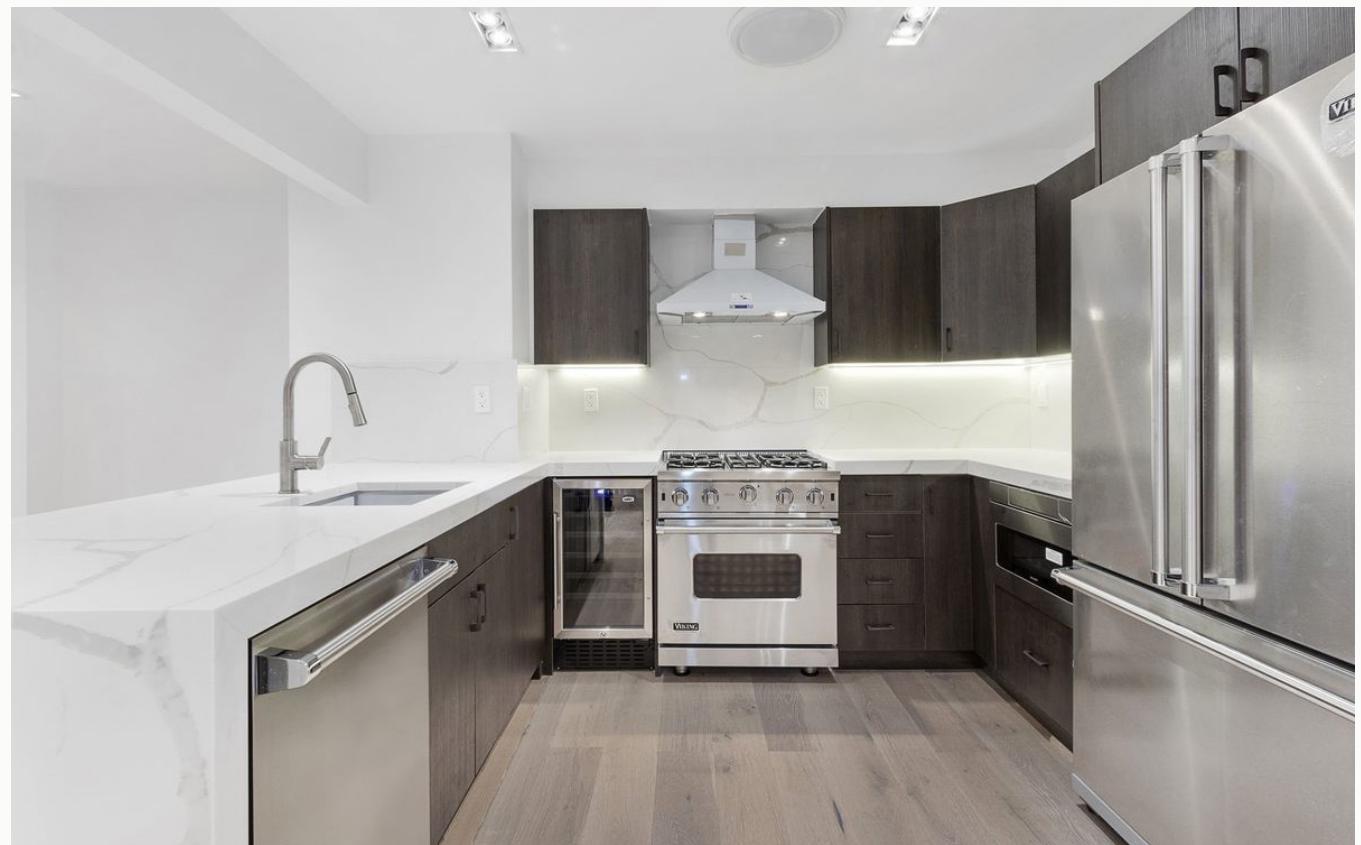
NYC Financial Information (25/26)

Total Assessment	\$395,867
Annual Property Tax	\$78,552
Tax Class	1
Tax Rate	19.84%











141 East 17th Street

Investment Highlights

- Luxury Finishes Including: Viking Appliances, Roof Top Terraces, Fireplaces, and Central Air
- Recently Renovated with Condo-Level Buildouts
- Large Spacious Units
- Investment or User Opportunity – 100% Occupied on Short-term Leases
- Located in Gramercy Park, one of the most desirable and luxurious residential neighborhoods of New York City
- Limited Nearby Competitive Supply
- Transit & Lifestyle Connectivity
- Customization & Upgrade Potential
- Current cash flow makes it easier to obtain financing
- Strong rental demand for the units

Financials

Revenue

UNIT	BEDS	BATHS	STATUS	LEASE EXP	MONTHLY RENT	UNIT NOTES
G	2	2	FM	10/1/2026	\$9,150	First Floor Unit, Single Level
2A	2	2	FM	9/30/2026	\$9,800	Duplex Unit; Private Rooftop Terrace
2B	4	3.5	FM	10/13/2026	\$18,000	Triplex Unit; Private Rooftop Terrace
MONTHLY TOTAL				\$36,950		
ANNUAL TOTAL				\$443,400		

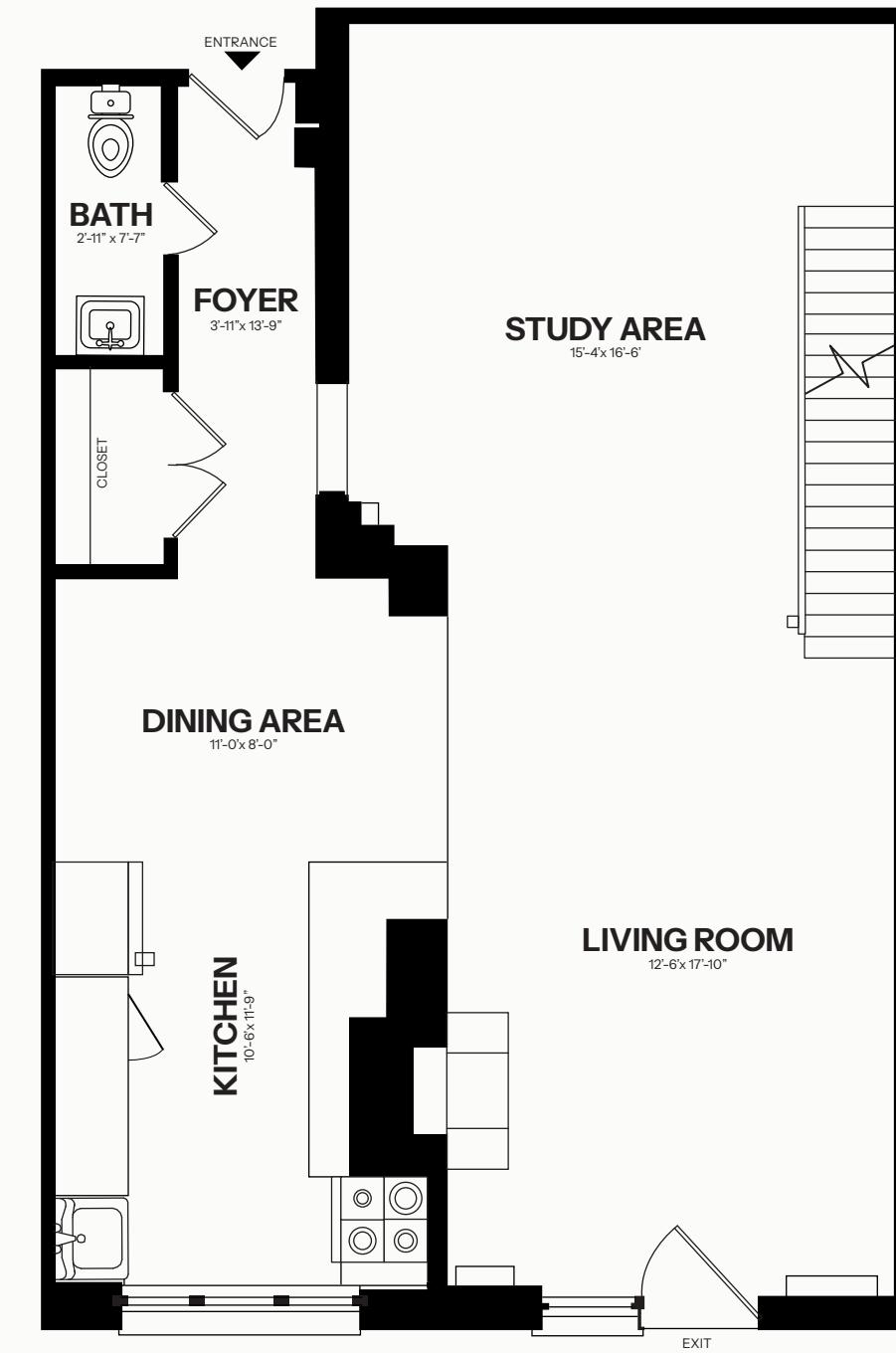
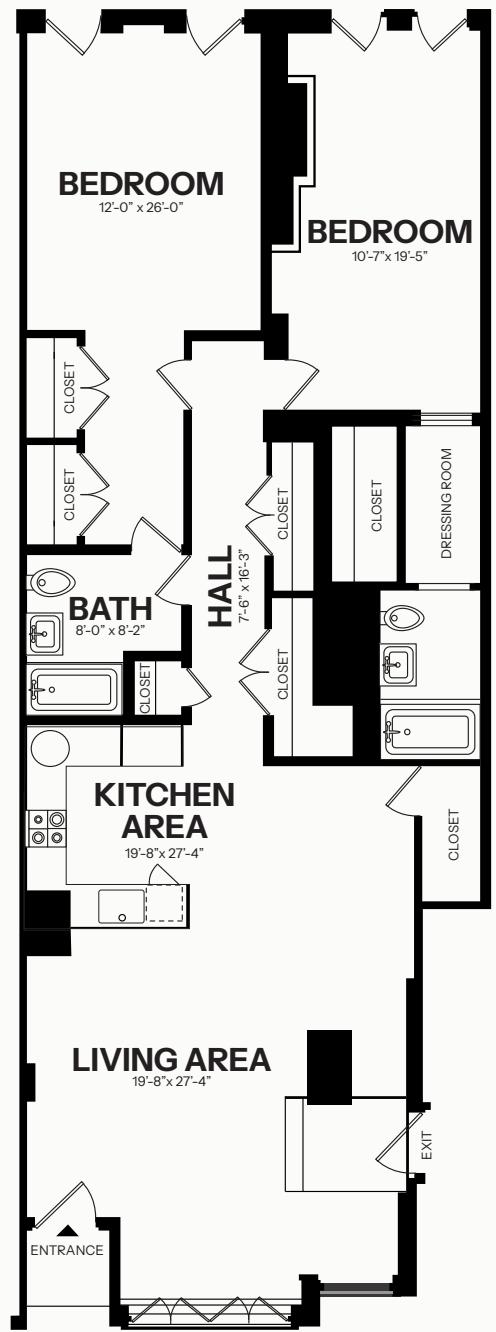
*All units feature chef's kitchens with Viking stainless steel appliances, dishwashers, washer/dryers in-unit, and split system central air

*From 2025-2026; Apt 2B received 1 month of free rent

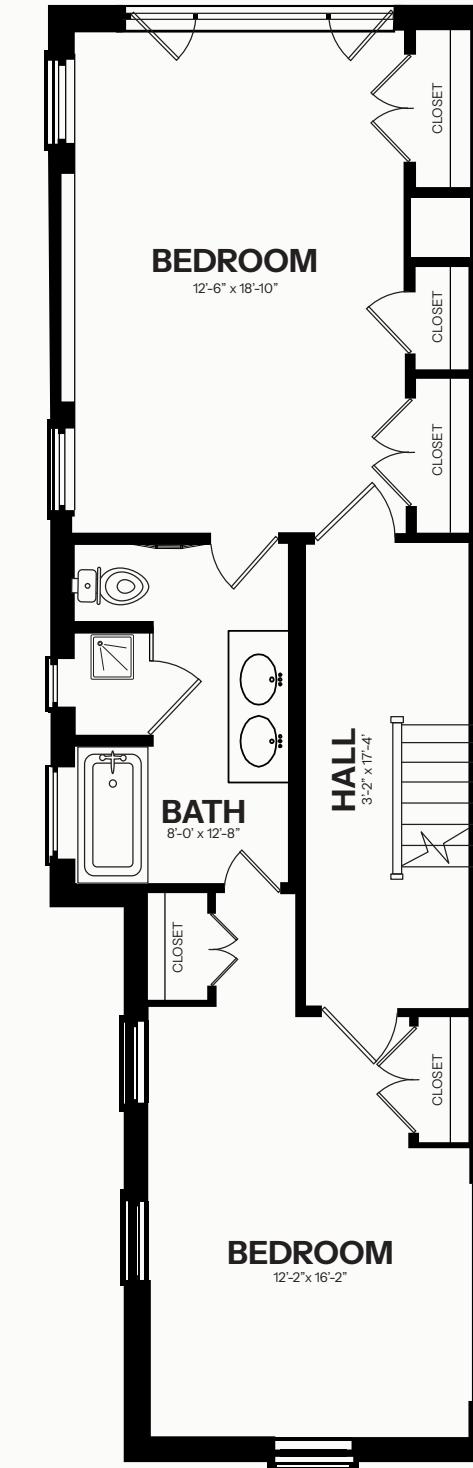
Operating Expenses

TYPE		% OF EGI	ACTUAL
Property Taxes	Actual	17.72%	\$78,552
Water/Sewer	Actual	0.88%	\$3,900
Electricity/Gas	Actual	0.54%	\$2,402
Insurance	Actual	1.22%	\$5,428
Repairs & Maintenance	Actual	2.39%	\$10,585
Super	Actual	1.17%	\$5,191
Management Fee	Actual	2.31%	\$10,260
TOTAL EXPENSES			26.23%
NET OPERATING INCOME			\$327,082

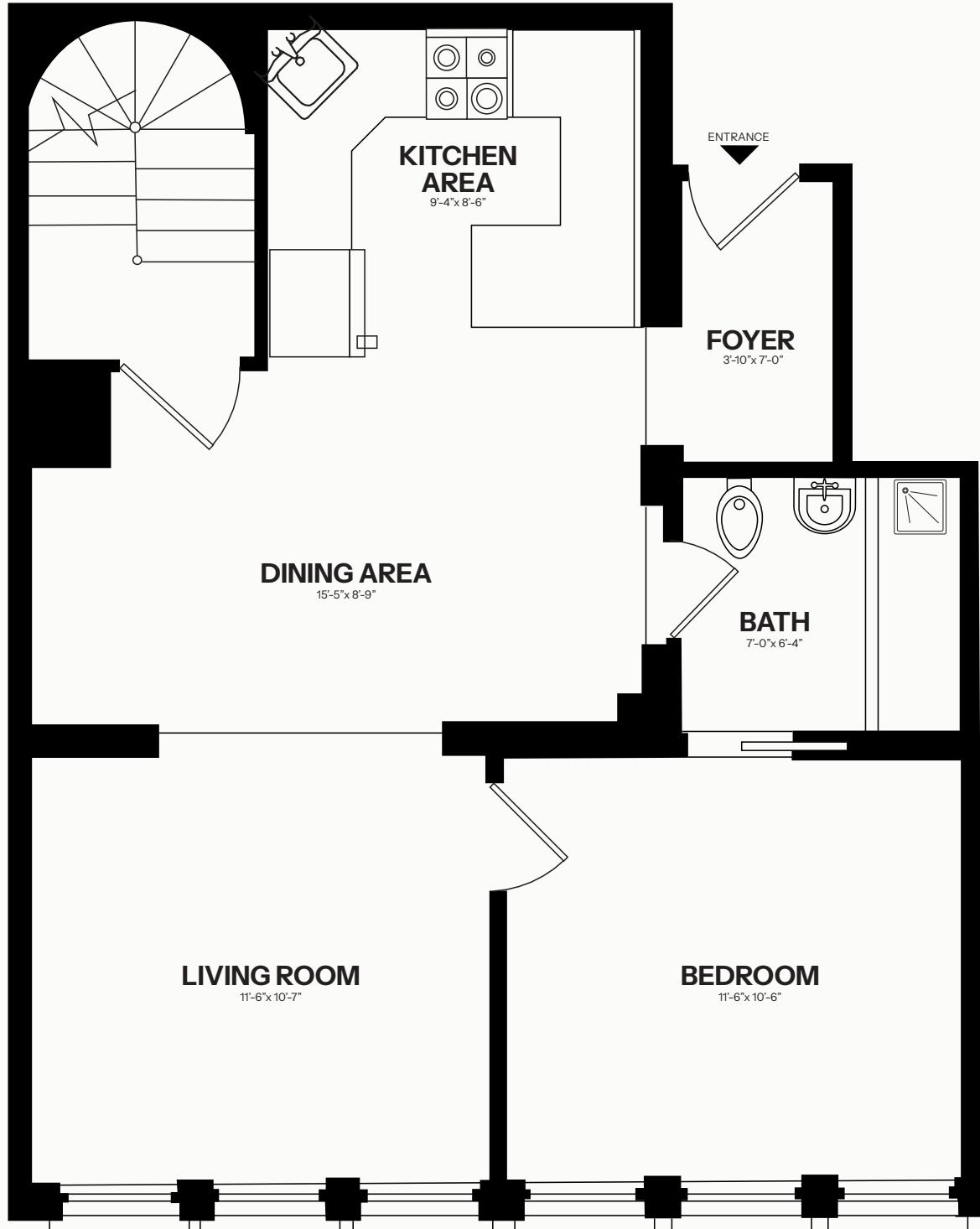
Floorplans



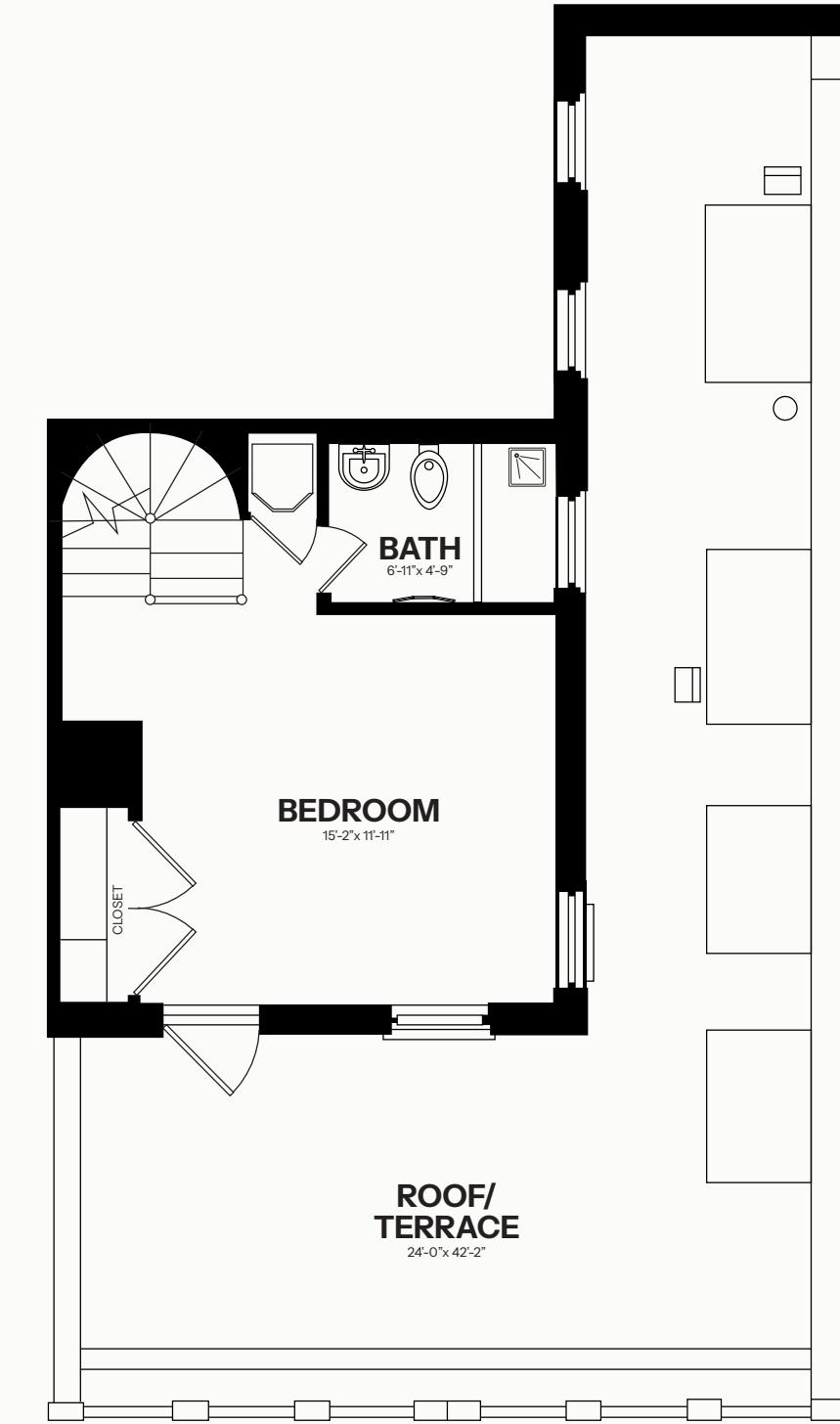
Floorplans



Floorplans



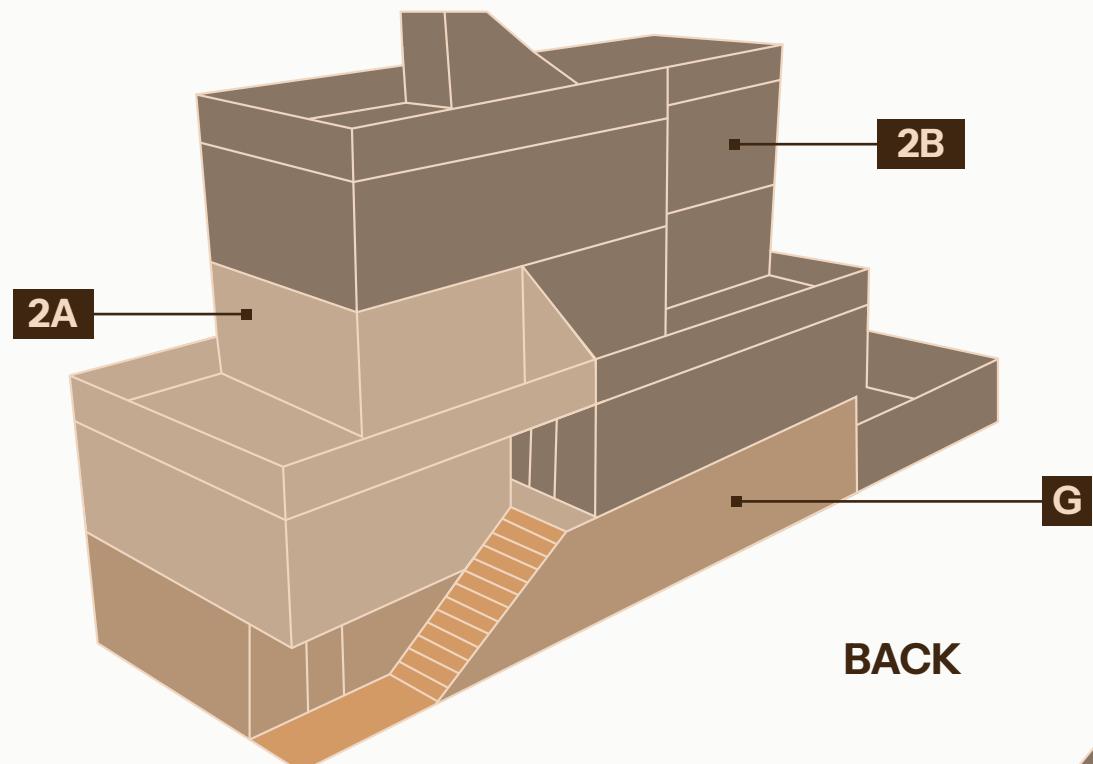
2A - Floor 1



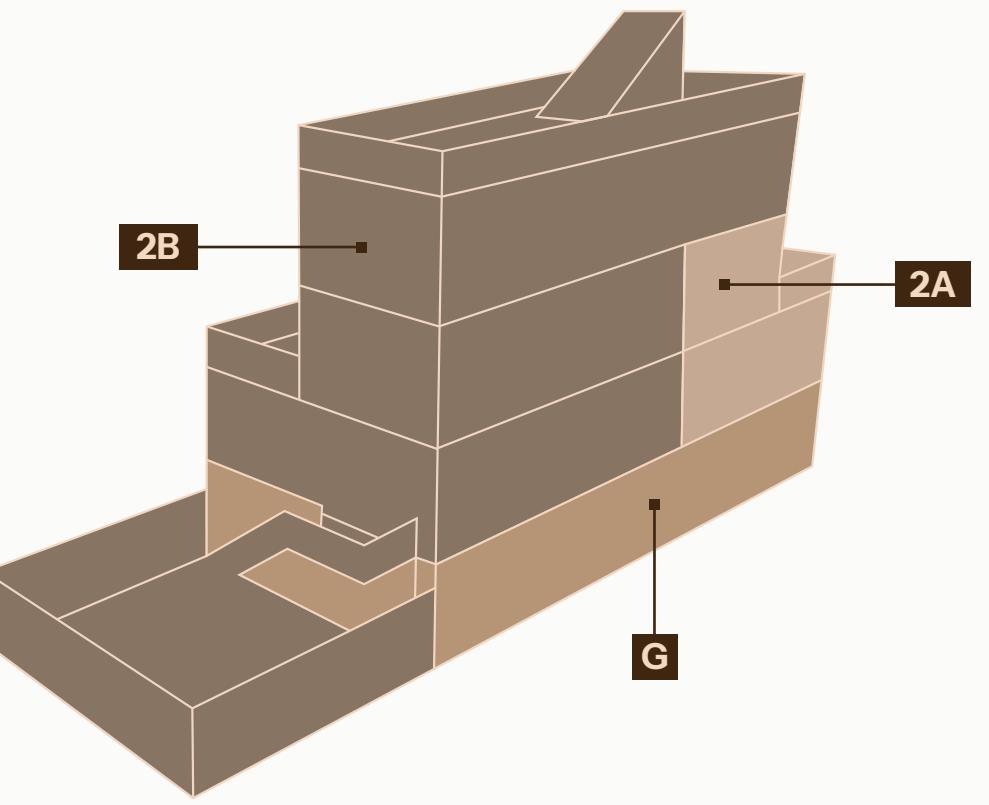
2A - Floor 2

Stacking Plan

FRONT



BACK



Certificate of Occupancy



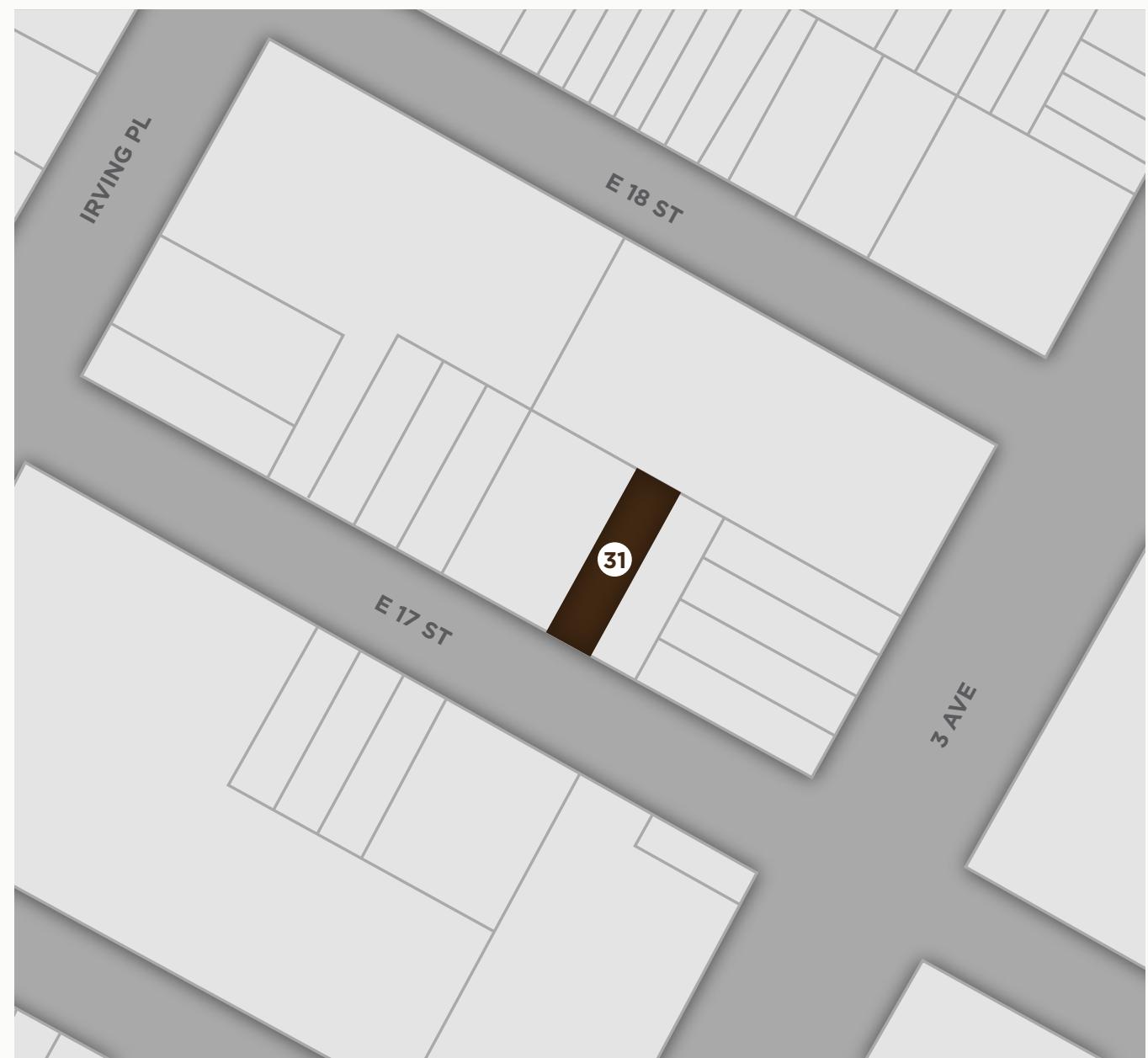
Certificate of Occupancy

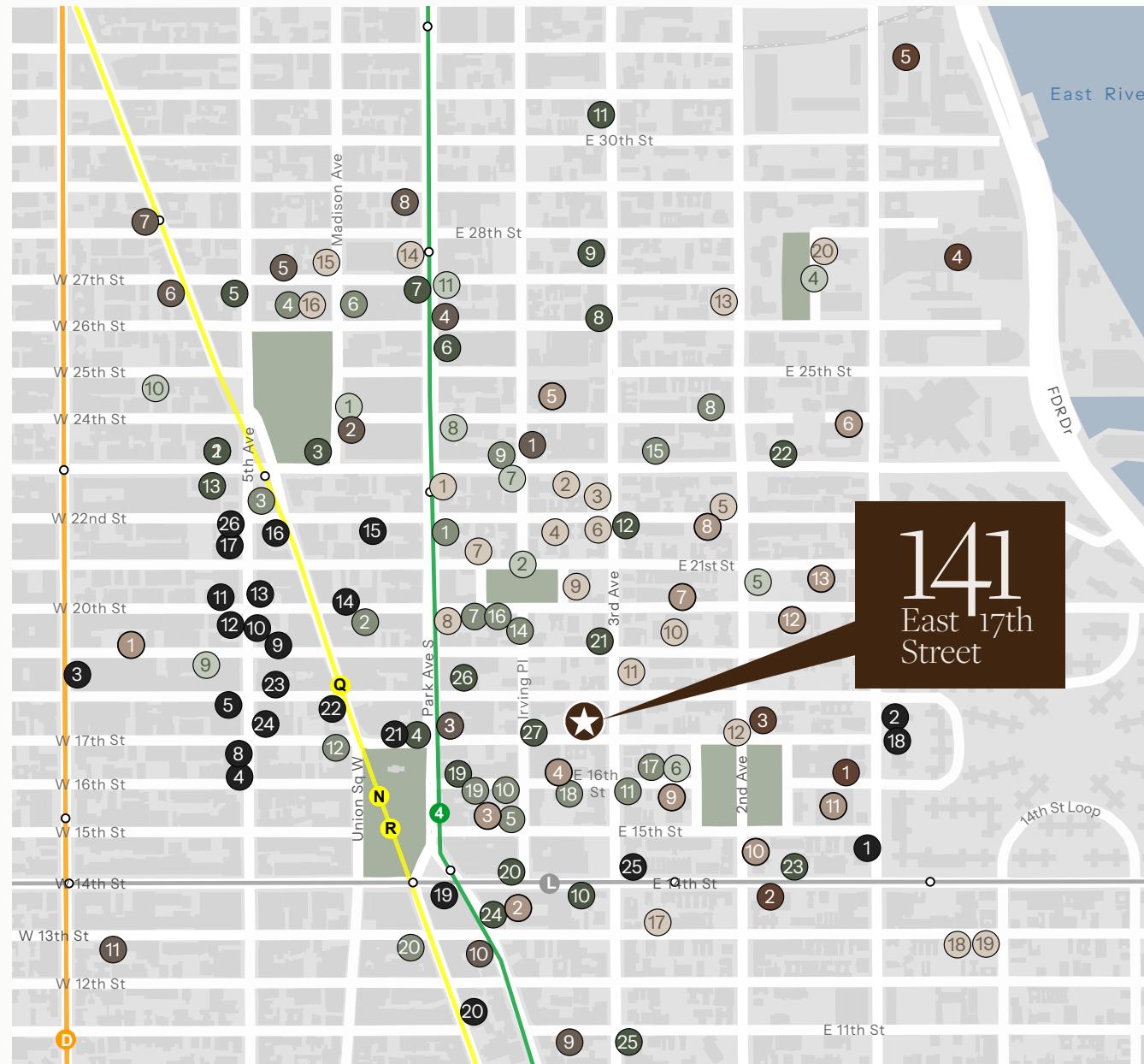
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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	OG	S-2 U		2		MECHANICAL ROOM & STORAGE
BAS	50	R-2	1	2		ONE (1) CLASS "A" DWELLING UNIT
001	40	R-2	0.8	2		ONE-HALF (1/2) DWELLING UNIT (DUPLEX) AND ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
002	40	R-2	0.8	2		ONE-HALF (1/2) DWELLING UNIT (DUPLEX) AND ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
003	40	R-2	0.3	2		ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
END OF SECTION						

Tax Map





Area Amenities

FOOD & DRINK

1. Eataly NYC Flatiron
2. Il Pesce
3. Shake Shack
4. Union Square Greenmarket
5. 230 Fifth
6. Upland
7. Hillstone
8. Street Taco
9. Tara Rose
10. Trader Joe's
11. Ruby's Café
12. Rolf's
13. Starbuck's - 23rd Street
19. Dunkin - Union Square
20. Chipotle
21. Eleni's
22. Morton Williams
23. Artichoke Pizza
24. Cava
25. The Smith
26. Boucherie Union Square
27. Casa Mono

ARTS & CULTURE

1. Fotografiska Museum
2. Theodore Roosevelt Birthplace
3. Flatiron Building
4. National Museum of Mathematics
5. Irving Plaza
6. The New York Life Building
7. The National Arts Club
8. New York Comedy Club
9. Gramercy Theatre
10. The Stand NYC
11. Folds Jane
12. Studio Arts NYC
14. Marino Studio
15. SVA Gramercy Gallery
16. Drawing New York
17. Sea Dog Theater
18. Susan Sheehan Gallery
19. Talwar Gallery
20. Lilac Gallery

PARKS & RECREATION

1. Madison Square Park
2. Gramercy Park
3. Union Square Park
4. Bellevue South Park
5. Peter's Field
6. Stuyvesant Square Park
7. The FRIENDS Experience
8. Equinox Gramercy
9. SoulCycle
10. Escape the Room NYC
11. Barry's Park Avenue South

SHOPPING

1. CVS
2. Walgreens Pharmacy
3. Bed Bath & Beyond
4. lululemon
5. Athleta
6. Madewell
9. SEPHORA
10. TUMI Store
11. Nike
12. New Balance
13. Theory Flatiron
14. The Chilewich Store
15. Farrow & Ball New York
16. Harry Potter New York
17. Alo Yoga
18. Trek Bicycle
19. Nordstrom Rack
20. Flight Club
21. Barnes & Noble
22. Paragon Sports
23. H&M
24. Zara
25. Duane Reade
26. Eileen Fisher

LUXURY RESIDENTIAL

1. Park 23
2. Celeste Gramercy
3. INSTRATA Gramercy Apartments
4. Gramercy Row
5. Gramercy House
6. 160 East 22nd Street
7. 60 Gramercy Park North
8. 8 Gramercy Park
9. 36 Gramercy Park East
10. The Tower at Gramercy Square
11. Gramercy Park Towers
12. Rutherford Place
13. Parc East Apartments
14. Prism at Park Avenue South
15. 66 Madison Avenue
16. The Whitman
17. The Jeerson
18. The Georey
19. Thirteen East + West
20. Gramercy Gates

HOTELS

1. Freehand New York
2. The New York EDITION
3. W New York - Union Square
4. Hotel Girae by Library Hotel Collection
5. The Evelyn
6. Broadway Plaza Hotel
7. The Ritz-Carlton NoMad
8. Royalton Park Avenue
9. Moxy NYC East Village
10. Hyatt Union Square New York
11. Walker Hotel Greenwich Village

SCHOOLS

1. New York Conservatory for Dramatic Arts
2. New York Eye & Ear Infirmary of Mount Sinai
3. NYU Langone Orthopedic Hospital
4. Bellevue Hospital
5. NYU Langone Health
1. Mount Sinai Beth Israel Hospital
2. New York Eye & Ear Infirmary of Mount Sinai
3. NYU Langone Orthopedic Hospital
4. Bellevue Hospital
5. NYU Langone Health

HOSPITALS

1. Mount Sinai Beth Israel Hospital
2. New York Eye & Ear Infirmary of Mount Sinai
3. NYU Langone Orthopedic Hospital
4. Bellevue Hospital
5. NYU Langone Health
1. Mount Sinai Beth Israel Hospital
2. New York Eye & Ear Infirmary of Mount Sinai
3. NYU Langone Orthopedic Hospital
4. Bellevue Hospital
5. NYU Langone Health



