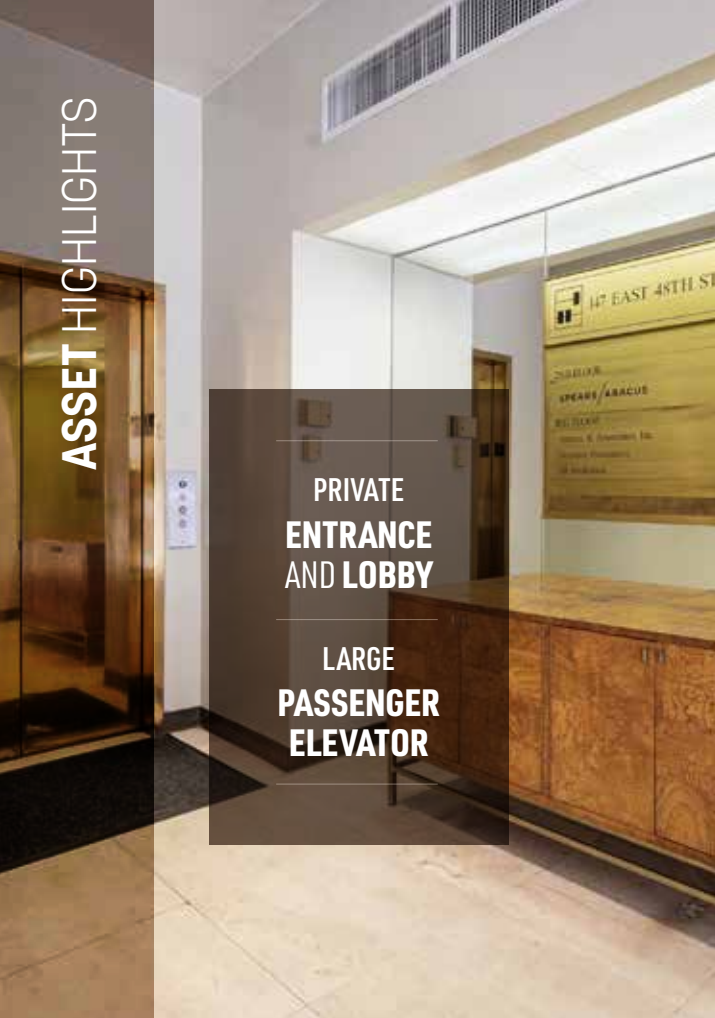




147 
East 48TH Street
New York, NY 10017

OFFICE CONDO for SALE

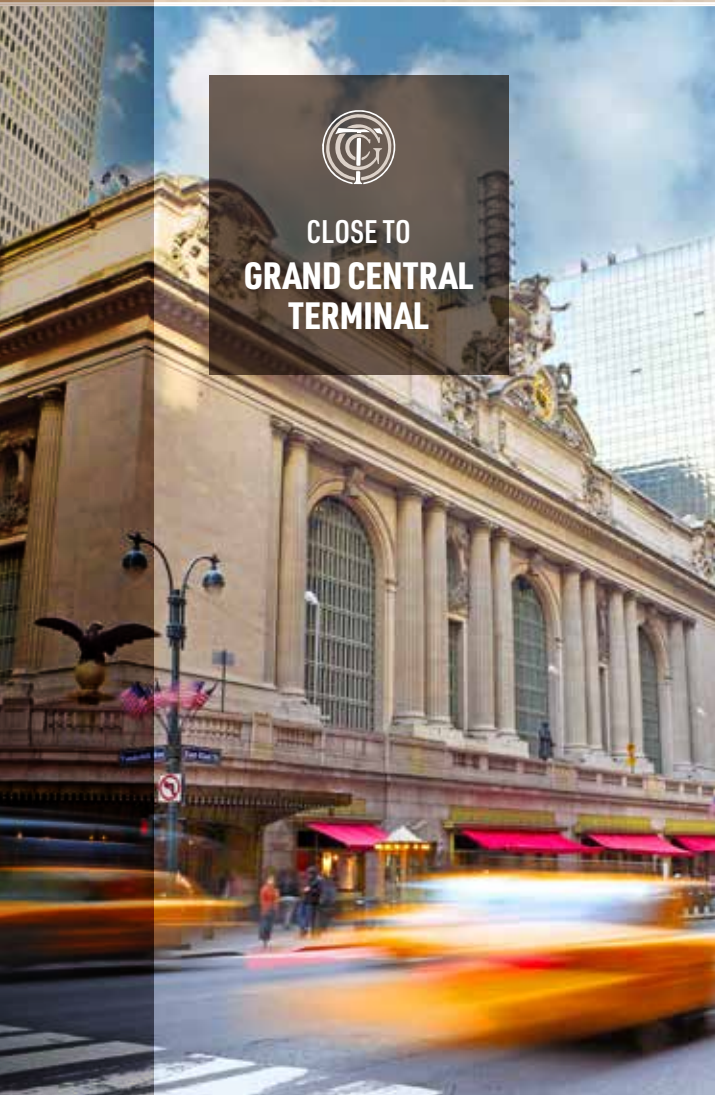


PRIVATE
ENTRANCE
AND LOBBY

LARGE
PASSENGER
ELEVATOR



ASKING PRICE
\$5,150,000



CLOSE TO
GRAND CENTRAL
TERMINAL



ICONIC
RESTAURANT
ON GROUND FLOOR

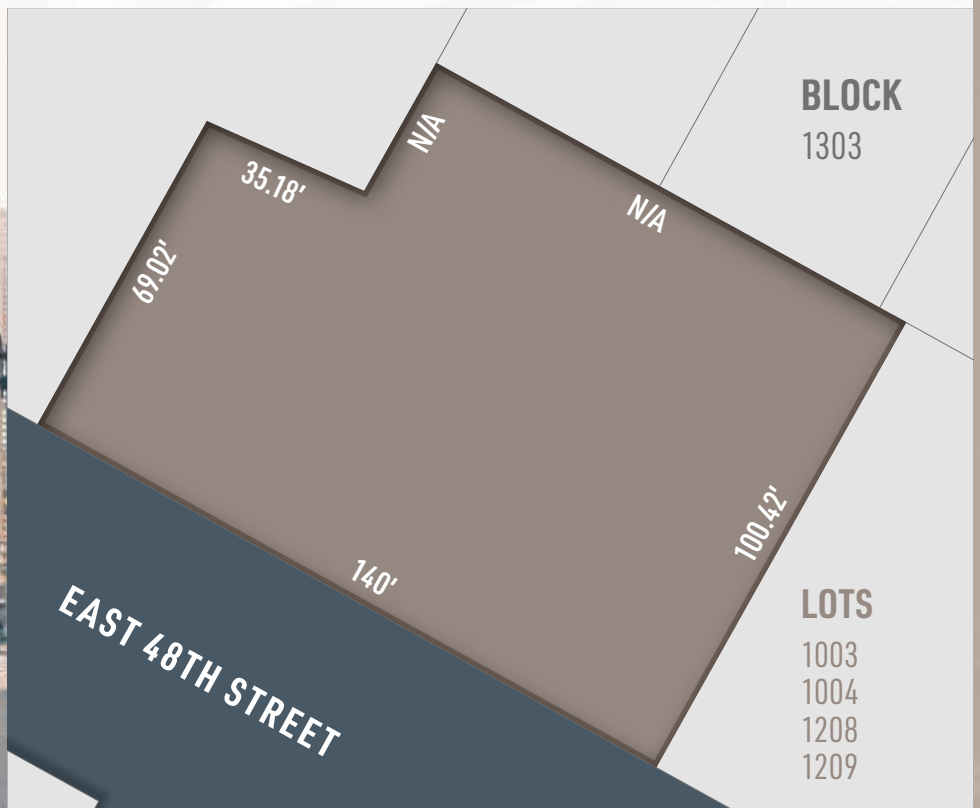
Address	147 East 48th Street, Offices A, B & D
Zip Code	10017
Neighborhood	Midtown East
Block	1303
Lot	1003, 1004, 1209

BUILDING INFORMATION

Year Built	1985
Lot Dimensions	100.42' x 140'
Lot SF	13,012
Building Dimensions	85' x 100'
Building SF	165,538
Zoning	C6-4.5, C6-6, MiD

UNIT INFORMATION

	Office A - Lot 1003	Office B - Lot 1004	Office D - Lot 1209	Combined
Gross SF	3,809	3,432	941	8,182
Rentable SF (27% Gross Up)	4,837	4,360	1,195	10,392
Billable Assessed Value	\$514,693	\$486,592	\$134,420	\$1,135,405
Common Charges	\$3,131.32	\$2,824.40	\$805.58	\$6,758.30
Real Estate Taxes (2024)	\$54,516	\$51,539	\$14,237	\$120,292





SECOND FLOOR





**THIRD
FLOOR**





EAST 48TH STREET



EAST 48TH STREET

LIRR EAST SIDE ACCESS GRAND CENTRAL MADISON



11 BILLION
Investment

NEW

JP Morgan's
headquarters
tower

LIRR

will now service
more than **300,000**
passengers



CENTRAL PARK ATTRACTIONS

**HOTELS
CLUBS**

Numerous hotels
and prestigious clubs
that line Central Park,
such as **The Plaza**,
The Pierre, and
The Metropolitan Club

**CENTRAL
PARK**

is an outstanding
wellness amenity
available to nearby
tenants and residents

42 Million

Average of **42 Million**
visitors per year



**TAX
BILLS**

**CERTIFICATE
OF OCCUPANCY**

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$0.00
AMOUNT DUE BY APRIL 1, 2024	\$0.00

Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$1,143,761	Billable assessed value:	\$514,693.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.5920%
		Annual property tax:	\$54,516.28

1303 | 1003

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$0.00
AMOUNT DUE BY APRIL 1, 2024	\$0.00

Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$1,081,316	Billable assessed value:	\$486,592.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.5920%
		Annual property tax:	\$51,539.84

1303 | 1004

Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$98,213	Billable assessed value:	\$44,196.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.5920%
		Annual property tax:	\$4,681.24

1303 | 1208

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$3,541.31
AMOUNT DUE BY APRIL 1, 2024	\$3,541.31

1303 | 1209

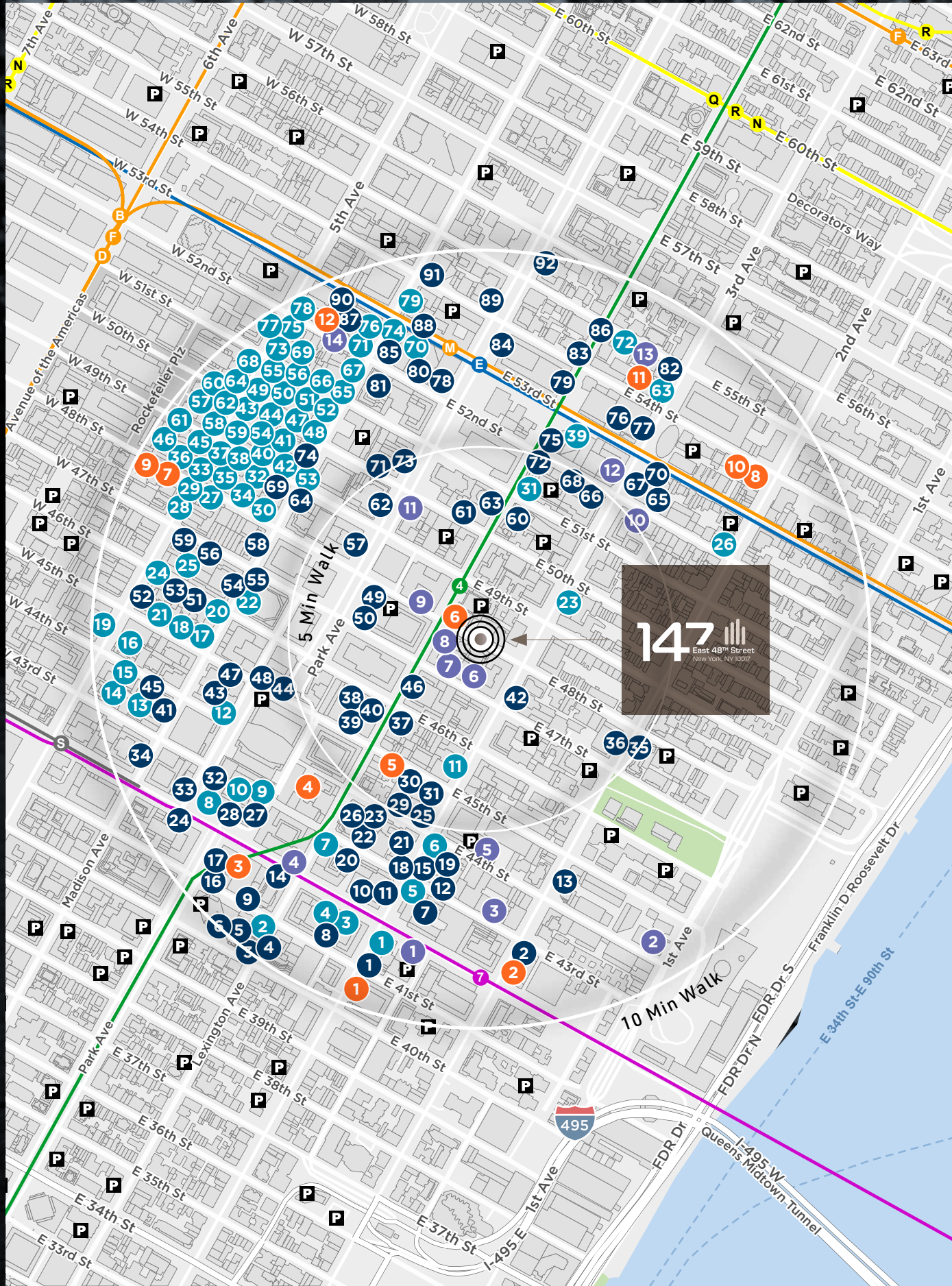


Certificate of Occupancy

Page 2 of 3

CO Number: 102515253F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	F-4		6	KITCHEN ACC TO E&D EST
CEL		OG	B-2 D-2		2	TENANT PARKING FOR 9 CARS, TELEPHONE ROOM, ELECTRICAL ROOM, HVAC VACCUM PUMP ROOM, STEAM ROOM, GAS METER ROOM, WATER METER ROOM, ELECTRIC MACHINE ROOM, OFFICES, COMPACTOR ROOM, TENANT LAUNDRY ROOM, GARAGE'S OFFICE.
SUB		OG	B-2 D-2		2	TENANT ACCESSORY PARK (37 CARS), STAFF LOCKER ROOMS, TENANT ACC. STORAGE, FIRE PUMP ROOM, MAINTENANCE SHOP, CISTERN
001	194	100	F-4		6	EATING AND DRINKING ESTABLISHMENT
001	45	100	C J-2		6, 2	RETAIL STORES, COMMERCIAL LOBBY, RESIDENTIAL LOBBY, MAIL ROOM, PACKAGE ROOM
002	50	50	E D-2		6	OFFICE, MECHANICAL ROOM
002	25	100	F-3		2	TENANT REC. SPACE.
003	48	50	E D-2		6	OFFICES, ELECTRICAL ROOMS
004	014	40	J-2	8	2	EIGHT (8) CLASS 'A' APARTMENTS PER FLOOR
015	023	40	J-2	7	2	SEVEN (7) CLASS 'A' APARTMENTS PER FLOOR
024	029	40	J-2	6	2	SIX (6) CLASS 'A' APARTMENTS PER FLOOR



SHOPPING

- 1 Gap
- 2 Maison Kayser
- 3 Foot Locker
- 4 LOFT
- 5 Staples
- 6 Maison Kayser
- 7 Amazon Go
- 8 Banana Republic
- 9 Swatch
- 10 Apple Retail Store
- 11 Tommy John
- 12 Barbour
- 13 The Tie Bar
- 14 Urban Outfitters
- 15 Samsonite
- 16 Best Buy
- 17 Tommy John
- 18 The Men's Wearhouse
- 19 Five Below
- 20 Jos. A. Bank Clothiers
- 21 Tommy Bahama
- 22 Charles Tyrwhitt
- 23 Super Runners
- 24 Barnes and Noble
- 25 Adidas US
- 26 Petco
- 27 H&M (Hennes & Mauritz)
- 28 Breitling
- 29 lululemon athletica
- 30 Dior
- 31 Maison Kayser
- 32 Breitling
- 33 Club Monaco
- 34 ALDO
- 35 PUMA
- 36 Aritzia
- 37 Vince.
- 38 Giorgio Armani
- 39 Amazon Go
- 40 HUGO BOSS
- 41 Saks Fifth Avenue
- 42 Chloé
- 43 Montblanc
- 44 Marc Jacobs
- 45 kate spade
- 46 Free People
- 47 Bulgari
- 48 SAINT LAURENT PARIS
- 49 Giorgio Armani
- 50 Helly Hansen
- 51 Moncler
- 52 Peserico
- 53 Piaget
- 54 Louis Vuitton International
- 55 Alexander McQueen
- 56 FENDI
- 57 CELINE
- 58 Balenciaga
- 59 Prada
- 60 Michael Kors
- 61 Maje Paris
- 62 Cole Haan
- 63 Alexander McQueen
- 64 Banana Republic

- 65 Indochino
- 66 Bonobos
- 67 UNTUCKit
- 68 LEGO
- 69 Armani Exchange (A/X)
- 70 Johnston & Murphy
- 71 Tag Heuer
- 72 Moncler
- 73 Versace
- 74 Breitling
- 75 Cartier
- 76 Tourneau
- 77 Nike
- 78 Ferragamo
- 79 EILEEN FISHER

RESTAURANTS

- 1 Pret A Manger (USA)
- 2 Dunkin'
- 3 Starbucks US
- 4 Hale and Hearty
- 5 Le Pain Quotidien
- 6 Dunkin'
- 7 Pret A Manger (USA)
- 8 Starbucks US
- 9 Pokéworks
- 10 The Capital Grille
- 11 Chopt Creative Salad
- 12 Luke's Lobster
- 13 SUBWAY
- 14 Gregorys Coffee
- 15 Starbucks US
- 16 The Little Beet
- 17 sweetgreen
- 18 Five Guys
- 19 Le Pain Quotidien
- 20 sweetgreen
- 21 Gong Cha
- 22 Chipotle Mexican Grill
- 23 Potbelly Sandwich Works
- 24 Blue Bottle Coffee
- 25 sweetgreen
- 26 Pret A Manger (USA)
- 27 Shake Shack
- 28 Luke's Lobster
- 29 Wendy's
- 30 Dunkin'
- 31 SUBWAY
- 32 Starbucks US
- 33 sweetgreen
- 34 Bluestone Lane
- 35 Dunkin'
- 36 sweetgreen
- 37 Dunkin'
- 38 Hale and Hearty
- 39 Sticky's Finger Joint
- 40 Bandit Coffee
- 41 Starbucks US
- 42 Pret A Manger (USA)
- 43 SUBWAY
- 44 Starbucks US
- 45 Le Pain Quotidien
- 46 Gregorys Coffee
- 47 Dunkin'
- 48 Playa Bowls
- 49 Starbucks US
- 50 sweetgreen
- 51 Gregorys Coffee
- 52 Morton's The Steakhouse
- 53 Dunkin'

- 54 sweetgreen
- 55 Starbucks US
- 56 McDonald's
- 57 sweetgreen
- 58 Bluestone Lane
- 59 Starbucks US
- 60 fresh&co
- 61 Starbucks US
- 62 sweetgreen
- 63 Playa Bowls
- 64 Pret A Manger (USA)
- 65 SUBWAY
- 66 Potbelly Sandwich Works
- 67 Dunkin'
- 68 Chipotle Mexican Grill
- 69 sweetgreen
- 70 Starbucks US
- 71 Chipotle Mexican Grill
- 72 Paris Baguette USA
- 73 The Little Beet
- 74 Starbucks US
- 75 sweetgreen
- 76 Gregorys Coffee
- 77 Pret A Manger (USA)
- 78 Starbucks US
- 79 Shake Shack
- 80 sweetgreen
- 81 Gregorys Coffee
- 82 Chipotle Mexican Grill
- 83 Dunkin'
- 84 sweetgreen
- 85 Neuhaus
- 86 Starbucks US
- 87 sweetgreen
- 88 Starbucks US
- 89 Pret A Manger (USA)
- 90 Blue Bottle Coffee
- 91 sweetgreen
- 92 fresh&co

HOTELS

- 1 Westin Hotels & Resorts
- 2 Hilton Hotels & Resorts
- 3 Hampton
- 4 Hyatt Hotels & Resorts
- 5 EVEN Hotels
- 6 Tapestry Collection by Hilton
- 7 Residence Inn by Marriott
- 8 Autograph Collection Hotels
- 9 InterContinental Hotels Group
- 10 Hilton Garden Inn
- 11 Waldorf Astoria Hotels & Resorts
- 12 Courtyard by Marriott
- 13 Ascend Hotel Collection
- 14 Omni Hotels & Resorts

GYMS

- 1 My Sports Clubs
- 2 [solidcore]
- 3 Blink Fitness
- 4 Equinox Fitness Clubs
- 5 My Sports Clubs
- 6 Crunch
- 7 Mirror
- 8 Equinox Fitness Clubs
- 9 CorePower Yoga
- 10 Blink Fitness
- 11 F45 Training
- 12 Equinox Fitness Clubs

147

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New York, NY 10017

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