



502 East 74th Street New York, NY 10021

Net Lease

B6 REAL ESTATE
ADVISORS



B6 Real Estate Advisors has been exclusively retained to lease the building at 502 East 74th Street, Manhattan, New York (the "Property"). The property consists of two floors totaling 2,400 SF. The building dimensions are approximately 21' x 62', located on the South Side of East 74th St, East of York Avenue. The property presents a rare opportunity for a business to secure full, exclusive use of the building.

EXECUTIVE SUMMARY

Great Accessibility to Medical Facilities:

On the same block as Memorial Sloan Kettering and only a couple of blocks from multiple HSS, NY Presbyterian, and Weill Cornell buildings

Incredibly Convenient for Families with Children:

Within a few blocks of PS 158, M177, Eleanor Roosevelt High School, Lycee Francais de New York, and The Town School

Fantastic Development Potential:

The building's **R10 Zoning** allows for **10 FAR**

Excellent Subway Accessibility:

Only a few blocks away are entrances to the Q and 6 trains, which connect to Times Square, Grand Central, Union Square, and Wall Street

11.5 Feet Ceiling Height

Generous Outdoor Space

Rare Curb Cut

Asking Rent: \$15,000/Month
\$75 SF/YR

PROPERTY INFORMATION

| | | | |
|----------------------------|---|---------------------------|---------------|
| Address | 502 East 74th Street, New York, NY 10021 | Zoning | R10 |
| Location | South Side of East 74th St, East of York Ave | FAR | 10 |
| Block / Lot(s) | 1485 / 48 | FAR (UAP) | 12 |
| Lot Dimensions | 21' x 102.17' (Approx.) | Total Buildable SF | 25,968 |
| Lot Size | 2,146 SF (Approx.) | | |
| Building Dimensions | 21' x 62' (Approx.) | | |
| Gross SF | 2,400 SF (Approx.) | | |
| Assessment (25/26) | \$560,250 | | |
| Property Tax | \$60,294 | | |

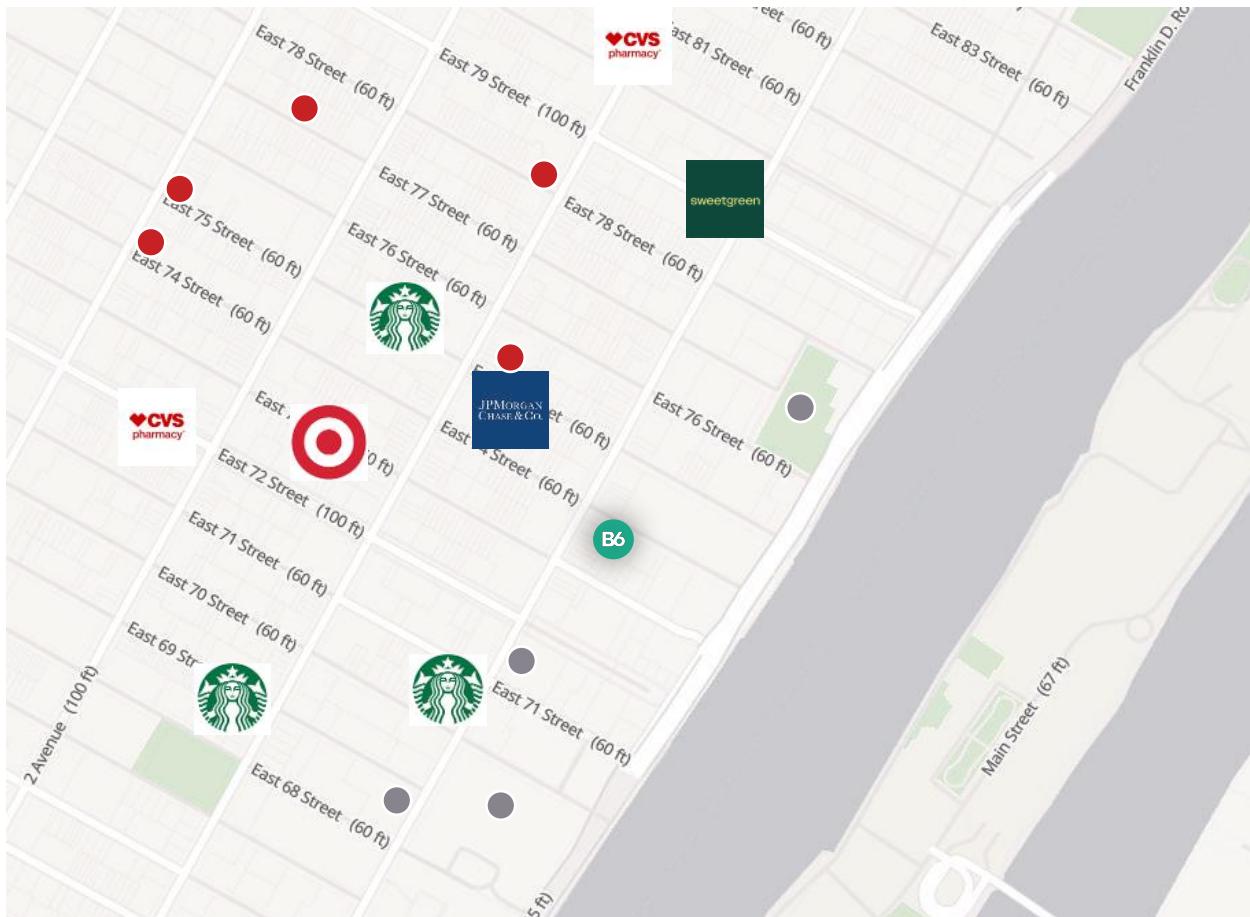
YORAM OHEBSION

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AREA MAP



RETAIL

1. Sweetgreen
2. DIG
3. Naya
4. Trader Joe's
5. Home Depot
6. Starbuck's
7. Agata & Valentina
8. Barry's
9. Solidcore
10. SoulCycle
11. Bloomingdale's
12. Target
13. JP Morgan Chase
14. CVS

RESIDENTIAL DEVELOPMENTS

1. 356 East 78th Street
 - a. 146 Units
2. 249 East 62nd Street
 - a. 65 Units
3. 255 East 77th Street
 - a. 62 Units
4. 201 East 74th Street
 - a. 42 Units
5. 200 East 75th Street
 - a. 36 Units
6. 420 East 75th Street
 - a. 6 Units / 1 Retail

OTHER ATTRACTIONS

1. Sotheby's
2. Memorial Sloan Kettering
3. New York Presbyterian Hospital
4. Weill Cornell Medical Center
5. Rockefeller University
6. Andrew Haswell Green Park
7. Central Park
8. The Metropolitan Museum of Art
9. John Jay Park
10. Hospital for Special Surgery

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New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>

FAÇADE CONCEPTS



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THE STORY

The modest two-story brick carriage house at 502 East 74th Street in Yorkville began as a private stable in the post-Civil War era, when the neighborhood filled with immigrant workers drawn to nearby slaughterhouses, breweries, and factories.

By 1892, it had been converted into a woodworking factory. The simple design featured a side-arched carriage entrance (due to its narrow width), brick elliptical arches, a projecting bandcourse, and a honeycomb-pattern brick cornice—no stone embellishments.

In 1892–1893, the firm resisted the United Wood Carvers' Association's push for an eight-hour workday, sparking a strike that expanded to 400 other construction workers (painters, plasterers, carpenters, etc.). The union prevailed in August 1893, forcing the owners to grant the shorter day and unionize employees—but the business likely folded soon after, replaced within months by mineral water makers Jacobs & Marcus.

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(continued)

In 1894, the site made headlines when police chased burglars into the factory, arresting them after a brief struggle; the thieves had targeted a nearby bakery.

Jacobs & Marcus joined a protective association later scrutinized by the Lexow Committee for police corruption ties (likely payoffs for smooth operations). The firm operated into the early 1900s, employing five workers on long 60-hour weeks, but went bankrupt in 1902.

Next came the Eastern Marble Company (specializing in butcher fixtures and steam-powered marble work), which faced bankruptcy by 1909.

By around 1910-1912, Glaser, Rohrer & Co. moved in, manufacturing high-end drugstore interiors, cabinets, and counters (priced from \$350 to \$3,500 in 1914, roughly \$8,500-\$85,000 today). They advertised modern fixtures to update outdated stores and won repeat clients.

By 1920, Yorkville Marble Company occupied the space and was indicted (with others) in a 1920 "Marble Trust" probe into industry conspiracies involving manufacturers and labor.

It survived until around 1930, followed by Rand Furniture Manufacturing (1931) and Yorkville Wood Products Associates (by 1942).

In the 1970s, the ground floor housed a newspaper delivery service, while the upper floor secretly operated as an illegal gambling den—raided by police with axes and sledgehammers, revealing dark purple carpeting on floors, walls, and ceilings. The owner discovered it only after the bust.

The unassuming survivor endured amid rising factories, apartments, and a power plant nearby. Painted in striking orange and black, it became (for many years) the studio of respected painting conservators Simon Parkes Art Conservation, specialists in restoring oil paintings for private collectors and the art trade.



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FROM STABLES TO STATUS SYMBOLS

The History of New York City
Horse Carriage Houses



FROM STABLES TO STATUS SYMBOLS

The History of New York City Horse Carriage Houses

B6

Before traffic lights, before taxis, before subways reached every corner of the city, Manhattan ran on horses.

Carriage houses—also known as stables or coach houses—were once as essential to New York City as parking garages are today. Built to house horses, carriages, and the workers who cared for them, these structures quietly shaped neighborhood layouts, side streets, and entire blocks. While most have vanished, the few that remain offer a rare physical link to how the city once functioned.

A Horse-Powered City

In the late 18th and 19th centuries, horses were the engine of urban life. They powered private transportation, deliveries, streetcars, and municipal services. By the late 1800s, New York City had an estimated 170,000 horses on its streets.

For wealthy families, private carriages were both a necessity and a status symbol. But keeping horses inside residential buildings posed serious problems—odors, noise, sanitation issues, and fire risk. The solution was the carriage house: a separate structure, often nearby but discreetly tucked away.

These buildings were typically tucked away on side streets or narrow alleys, often on less expensive land east of the major avenues, and were frequently organized into neat rows known as mews or stable rows. Their architecture was designed for pure function: large arched doors allowed carriages to pass through easily, high ceilings accommodated hay storage, ground floors housed horse stalls and tack rooms, and upper levels provided living quarters for grooms and coachmen who cared for the animals.

One of the earliest known examples dates to the 1790s in Greenwich Village, where Aaron Burr stabled his horses—evidence that carriage houses were part of Manhattan almost from the start.

The Golden Age of Carriage Houses

By the mid-19th century, carriage houses spread rapidly alongside Manhattan's most elite neighborhoods. As grand mansions took shape along Fifth Avenue, the infrastructure that supported them emerged quietly nearby—deliberately tucked out of view. Distinct clusters formed on the Upper East Side, particularly along East 66th, 69th, and 73rd Streets, as well as in Murray Hill, including the now-iconic Sniffen Court built in the 1860s, and throughout Greenwich Village and the West Village.

These stables served Gilded Age families such as the Vanderbilt family, Astor family, and Whitney family—households that required multiple horses, drivers, and full-time staff simply to move around the city.

Carriage houses weren't decorative afterthoughts. They were core infrastructure, carefully planned and permanently staffed.

From Horses to Horsepower

The arrival of the automobile in the early 1900s marked the beginning of the end for Manhattan's horse economy—but not immediately.



FROM STABLES TO STATUS SYMBOLS

The History of New York City Horse Carriage Houses

B6

Rather than disappearing overnight, many carriage houses evolved with the times. Former stables were converted into private garages, while new structures began appearing as early as 1907-1908 that were designed specifically for automobiles. In many cases, the historic façades were preserved, even as the interiors were fully modernized to accommodate new uses.

After World War I, as automobiles became more common, conversions accelerated. By the 1920s, many former stable blocks housed cars instead of horses, while public garages replaced private carriage facilities.

Others took on new roles—workshops, storage spaces, rentals, or studios—quietly fading into the background of a rapidly modernizing city.



Survival Through Reinvention

As Manhattan grew denser through the mid-20th century, most carriage houses were demolished to make way for apartment buildings and institutional uses. Today, only around 75 are believed to survive across the borough.

Those that survived often did so thanks to a combination of landmark protections, unusual lot configurations that limited redevelopment, and locations tucked within preserved mews or quiet side streets.

Many found second lives as artists' studios during the mid-20th century. Over time, they evolved yet again—this time into some of Manhattan's most sought-after residences.

Modern buyers value carriage houses for their extreme rarity, dramatic ceiling heights and open interior volumes, preserved brick façades with iconic arched doors, and private entrances that often include on-site parking. Many also offer the flexibility to add luxury upgrades such as roof decks or private elevators, further enhancing their appeal.

Notable surviving clusters include the Upper East Side's East 73rd Street stable row, Washington Mews in the West Village, Sniffen Court in Murray Hill, and scattered examples throughout Greenwich Village.

Today, these properties routinely command multi-million-dollar prices, blending 19th-century character with modern luxury.

Why Carriage Houses Still Matter

Carriage houses are more than architectural curiosities. They are physical reminders of how transportation shaped Manhattan's land use, street patterns, and social structure.

They tell the story of a city that once moved at the speed of a horse—and how that city adapted, layer by layer, into what it is today.

In a place defined by constant reinvention, carriage houses survive as rare anchors to Manhattan's past—hidden in plain sight, still doing what New York real estate has always done best: adapting.

UPPER EAST SIDE



an upscale lifestyle with a relaxed atmosphere, fostering a rare sense of community within the city. Having some of the city's top public and private schools makes it a desirable destination for families to settle. Noteworthy institutions include the Dalton School, Spence School, and Lillie Devereaux Blake School (P.S. 6).

The local scene is a cultural hot spot, home to world-renowned museums like the Metropolitan Museum of Art, the Guggenheim Museum, and the Frick Collection. Living on the Upper East Side comes with the added perk of being just moments from Central Park. Whether you enjoy jogging, picnicking, or taking a relaxing walk, the park provides a refreshing escape and a lush green retreat to its residents.

Renowned for its luxury living, the area features some of the city's most prestigious real estate, from historic townhouses to lavish penthouses. Its elegant streets are home to high-profile celebrities, business executives, and politicians, all drawn to the Upper East Side's iconic status.

The neighborhood offers a variety of culinary delights. Notable dining establishments include Daniel, Café Boulud, and Bemelmans Bar, known for its classic cocktails and live piano music. Madison Avenue is a shopping paradise for those who appreciate high-end fashion and luxury goods. The avenue is lined with designer boutiques, including Chanel, Prada, and Hermes. It's a go-to destination for fashionistas and anyone looking to indulge in a bit of retail therapy.

The Upper East Side offers convenient and ample transportation options, making it easy to navigate the city. Multiple subway lines, including the Q, 4, 5, and 6 trains, run through the area, providing quick access to Midtown and Downtown Manhattan. Additionally, numerous bus routes and Citi Bike stations serve the neighborhood, while easy access to major bridges and tunnels facilitates travel beyond Manhattan.

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HISTORICAL IMAGE CARD

| | | |
|---|-------------------|-------------------------------|
| Block 1985 AVENUE STREET | East 74st NO. 502 | DATE |
| H.H. H.B. CYCLE | | SURVEY SHOT'S F.R. MAKE O & A |
| above is a 2 sty & c brick business bldg. A.T.R. 8/11/41 George H Waldron, L.P. | | |
| Form 1012 28-1066-16-BM | | |
| INSPECTOR _____ DATE _____ | | |
| Tenement House Dept. | | |
| INSPECTOR _____ DATE _____ | | |

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HISTORICAL IMAGE CARD

| | | | |
|---|--------------------|------|---|
| Block #1485 AVENUE STREET | East 74th NO 502/6 | DATE | 8 |
| 1/2 CYCLE SURVEY SHOT'S F.R. HACH 0 & A | | | |
| Above bldg. 5 & c brick business bldg. L.V.R. 8/11/41 George H. Wadlow, L. | | | |
| Form 1012 29-1066-36-Bu | | | |
| INSPECTOR _____ DATE _____ | | | |
| Tenement House Dept. | | | |
| INSPECTOR _____ DATE _____ | | | |

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DEPARTMENT OF BUILDINGS SUMMARY

502 EAST 74 STREET

EAST 74 STREET 502 - 502

MANHATTAN 10021

BIN# 1046289

Health Area : 4300
 Census Tract : 124
 Community Board : 108
 Buildings on Lot : 1

Tax Block : 1485
 Tax Lot : 48
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#)[Browse Block](#)[View Zoning Documents](#)[View Challenge Results](#)[Pre - BIS PA](#)[View Certificates of Occupancy](#)

Cross Street(s): YORK AVENUE, DEAD END

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINS for Building: [1046288](#)

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes

[Click here for more information](#)

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: No

Department of Finance Building Classification: E9-WAREHOUSE

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

| | Total | Open | Elevator Records |
|-------------------------------------|---------------------------|------|--|
| Complaints | 1 | 0 | Electrical Applications |
| Violations-DOB | 8 | 1 | Permits In-Process / Issued |
| Violations-OATH/ECB | 1 | 0 | Illuminated Signs Annual Permits |
| Jobs/Filings | 4 | | Plumbing Inspections |
| ARA / LAA Jobs | 0 | | Open Plumbing Jobs / Work Types |
| Total Jobs | 4 | | Facades |
| Actions | 71 | | Marquee Annual Permits |
| OR Enter Action Type: | | | Boiler Records |
| OR Select from List: | Select... | | DEP Boiler Information |
| AND Show Actions | | | Crane Information |
| | | | After Hours Variance Permits |

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TAX MAP



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