

147 East 18th Street

Available for Sale





# 147 East 18th Street

Between Third Avenue & Irving Place

**Asking Price:** Upon Request

**Stories:** Four (4) Plus Basement

**Square Footage:** 3,314 (approx.)

**Maximum Allowable F.A.R.:** 6,932 (approx.)

**Annual Real Estate Taxes:** \$31,231

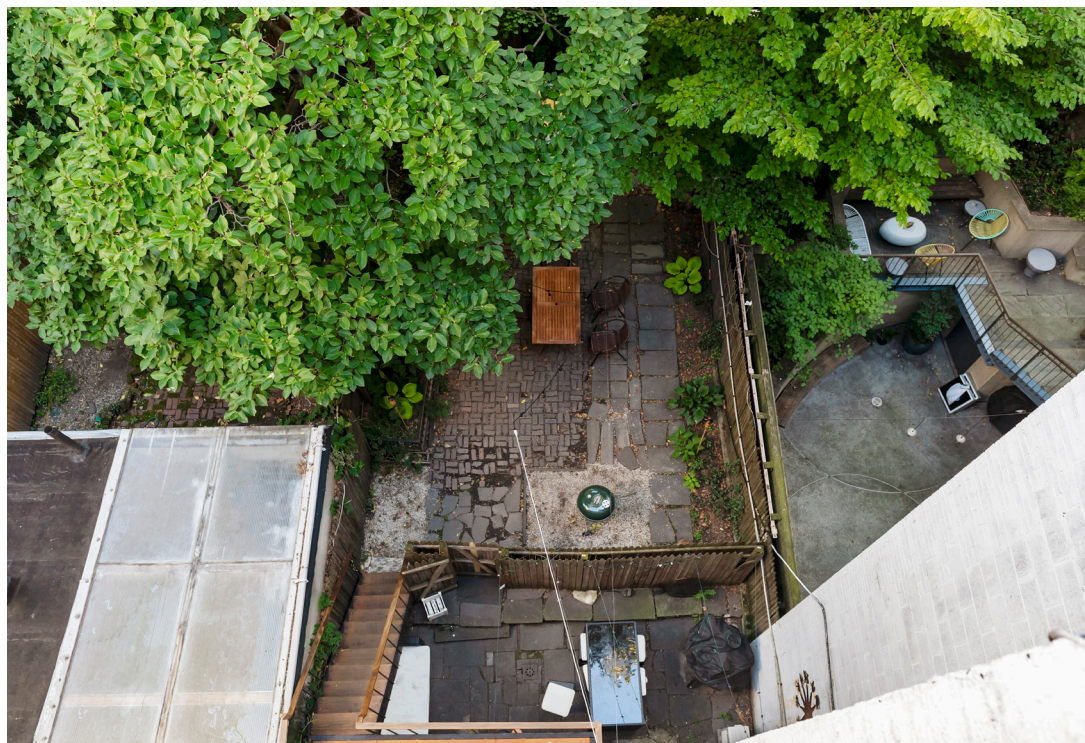
At 18.83'-wide on a full 92' lot, 147 East 18th Street presents a fantastic opportunity to own a free-market townhouse in the heart of the Gramercy Park neighborhood, only steps from Irving Place and the Park.

Currently configured as three income-producing units, this property can serve as live-with-income or, like many of the properties on the block, convert back to a luxurious, single-family, downtown home.

Current ownership is in the process of obtaining approval from the Landmarks Preservation Commission (LPC) to expand the current floorplate with a rear yard extension and a fifth-floor penthouse pop up. Maximum allowable F.A.R. allows for approximately 6,932 square feet, not including a potential excavated cellar and multiple outdoor spaces.

The light filled garden is truly spectacular. With a full lot size and views in all directions of other townhouse gardens, 147 East 18th Street is an excellent candidate for developers, end-users and investors alike.

UNIT	RENT	LXP
GARDEN / PARLOR	\$3,750	SEPTEMBER 2021
DUPLEX	\$7,650	JULY 2021
FOURTH FLOOR	\$4,700	July 2021





FRONT FACADE



REAR FACADE





# Get In Touch



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## Proposed Floor Plan

