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461 East 57th Street **\$22,500,000**
 New York, New York 10022 (1st Avenue and Sutton Pla) #16707508



Price:	\$22,500,000	Views:	---	Status:	Active
Rm / Bd / Bth:	0 / 6 / 8.5	Exposures:	---	Listed:	05/15/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	---	House Style:	Home	Orig Ask Price:	\$22,500,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

THIRTY-TWO FOOT SUTTON MANSION UNIQUE RIVERSIDE AREA Sutton Place South runs from East 53rd to East 57th Streets, Sutton Place from East 57th to East 59th Streets, anchored in the middle by an exquisite a U-shaped enclave of 14 townhouses on East 57th Street, the East Side of Sutton Place and East 58th Street commonly known as Sutton Square. In the middle of these 14 townhouses is a magnificent communal garden bordered by the East River. LEGACY OF LUMINARIES Originally developed in 1875 by Effingham B. Sutton, Sutton Place became fashionable in 1920 when two extraordinary heiresses chose to leave their childhood homes on Fifth Avenue to build townhouses here to enjoy the gardens overlooking the East River. Anne Harriman Vanderbilt, the younger daughter of Mrs. William K. Vanderbilt, Sr., was married in her parents' home at 660 Fifth Avenue on Fifth Avenue and East 51st Street. Anne Tracey Morgan was the youngest daughter of J.P. Morgan, the richest and most prominent industrialist of his time. Over time, owners such as Aristotle Onassis, John Whitehead, and Elizabeth Arden have been drawn the unique setting of Sutton Place and its East River views, as have some of New York's finest architects, including Rosario Candela at One Sutton Place South and Emery Roth at Two Sutton Place South, both of which fill the distant view from the southern windows of this very wide residence with the classic simplicity of their facades. THE RESIDENCE TODAY Set within the luxury cooperatives of the Sutton Place neighborhood, this 32-foot-wide townhouse enjoys an open southern view towards Sutton Place South while the northern exposure is filled with superb sunlight illuminating the rear garden. Once a single-family residence, the townhouse has been in the same family for over forty years and currently serves as foundation offices. The rear of the garden level, with high ceilings, abundant light, and spanning the full 32 feet in width, showcases the dramatic potential on all floors to create a bold, modern townhouse within a 4-window-bay facade. Drawing in light on every floor, a new owner could create a luxurious master suite on one floor, four bedrooms on another floor, and still have ample room for public entertaining spaces and other requirements. PAST AS PROLOGUE Located outside of the Historic District, 461 East 57th Street currently has 7,365sf but may have the potential to expand by a new owner, making use of the existing FAR (all information provided to be verified independently by purchaser and their counsel). This is a rare opportunity to acquire 32 feet of frontage to create the environment you have always wanted.

28 East 72nd Street**\$18,000,000**

New York, New York 10021 (Madison Avenue/Park Avenue)

#16708908



Price:	\$18,000,000	Views:	---	Status:	Active
Rm / Bd / Bth:	-- / 0 / 0	Exposures:	---	Listed:	05/15/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	2
Approx SF:	---	House Style:	Townhouse	Orig Ask Price:	\$18,000,000
\$ per SF:	---	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

The subject offering is a five-story 8,476 square foot townhouse located on 72nd Street, one building off the corner of Madison Avenue in Manhattan. The property is located right in the heart of the Madison Avenue Retail Corridor, where retail rents average over \$1,600 per square foot. The property is next door to Ralph Lauren's flagship location, and it is surrounded by luxury retailers Prada, Tom Ford, Cartier, Christian Louboutin, Carolina Herrera, as well as the Apple Store and the Met Breur, the Met's contemporary and modern art wing. The offering consists of a five-story townhouse which is currently occupied by an art gallery on the ground floor, two studio apartments and a two-story duplex apartment. The lower level is leased to Ralph Lauren for additional storage space for their adjoining building. The building is zoned C5-1, and it is built 18 x 80. In addition, it is tax class 2B. The building recently received a Certificate of Occupancy for retail for the entire building, allowing this location to become a showroom/flagship for a luxury retailer looking for a presence in the top luxury shopping corridor in Manhattan. The property has fully approved plans. The plans have also been fully approved by Landmarks.

18 Harrison Street**\$12,450,000**

New York, New York 10013 (Greenwich & Hudson Street)

#9995457



Price:	\$12,450,000	Views:	---	Status:	Active
Rm / Bd / Bth:	0 / 5 / 0	Exposures:	---	Listed:	05/11/2017
MdBd / MdBth:	-- / --	Outdoor:	---	Days on Market:	6
Approx SF:	7,800	House Style:	Townhouse	Orig Ask Price:	\$11,000,000
\$ per SF:	\$1,596	Washer/Dryer:	No		
Maint/CC:		Air Conditioning:	---		
R.E. Taxes:	---	Fireplace:	---		

Description:

5-Story Loft-Style Tribeca Building 18 Harrison Street has 5 stories, plus a below-grade lower level, offering as built approximately 7,807 square feet above grade. The property presents a unique opportunity to convert to boutique residential development. The offering is currently configured as offices on all 5 levels. The 1st floor level offers a generous lobby area with elevator access and a rear facing duplex unit which encompasses a portion of the ground and lower level. Units feature keyed elevator access, wood floors, high ceilings, exposed brick, and double exposures (North and South). The stairwell is fire rated and has been recently upgraded to current code for commercial use. Prime mixed-use conversion or investment property, with allowable zoning inclusive of both residential and commercial use. Additional air rights may allow for future development per landmark approval. Possible mixed-use renderings can be seen in listing photos.