



Highlights

- Fully free market
- Value-add opportunities
- Potential to convert back to a single-family townhouse
- Corner property with 70' of wrap around frontage, 50' on Lexington Avenue
- Newly modernized elevator

Avison Young has been engaged by Ownership to offer for sale 130 East 37th Street, New York, NY ("the Property") located on the corner of Lexington Avenue and 37th Street in the desirable Murray Hill neighborhood of Manhattan. The former mansion is now a six-story elevator building with 70' of wraparound frontage and spans over 5,500 square feet.

The property consists of twelve (11) fair market studios and one (1) fair market one-bedroom, two per floor. There is still significant untapped value-add potential among many of the units that can be captured by effortlessly implementing cosmetic upgrades throughout the units and common areas. Tenants pay for their own electric, which covers heat, as well as their cooking gas. Each apartment is equipped with its own water heater, so there is no boiler in the building. The property benefits from a newly modernized elevator that goes from the basement to the sixth floor.

This property is ideal for an investor seeking a cash-flowing asset in a prime New York City location with value-add opportunities or an end-user interested in converting the property back to its original use, as an expansive single-family mansion in the heart of Murray Hill.

Asking: \$4,600,000

For more information, click here:
AYTriStateInvestmentSales.com

Property Information

Address	130 East 37th Street
Block & Lot	892/68
Historic District	Murray Hill Extension
Stories	6
Building Dimensions (irr.)	(19' x 49')
Total SF	5,400
Total Units	12
Zoning	R10
Lot Dimensions	(19' x 49')
Lot Size	939 SF
Available Air Rights	3,990 SF
Tax Class	2
RE Tax Assessment (20/21)	\$777,450
Actual RE Taxes (20/21)	\$95,370

For more information:

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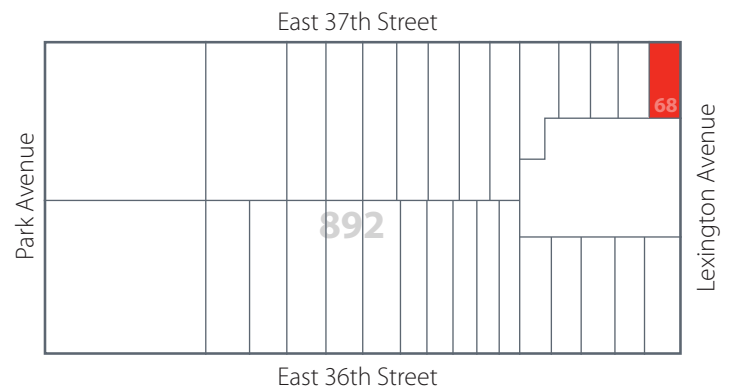
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