

Investor/User Townhouse for Sale in GRAMERCY PARK

# 65 IRVING PLACE



## LOCATION

The northwest corner of IRVING PLACE and 18<sup>TH</sup> STREET

## CHARACTERISTICS

BLOCK:	874
LOT:	16
LOT SIZE:	25.00' x 90.00'
BUILDING SIZE:	25.00' x 90.00'
FOOTPRINT:	1,966.50 SF
GROSS SF:	10,000 SF
STORIES:	5

ZONING:	R8B
BUILDING CLASS:	K4
FAR:	4.00
TOTAL BUILDABLE:	7,868 SF
ASSESSMENT (08/09):	\$558,000
ESTIMATED TAXES (08/09):	\$56,129

## PRICE

Upon Request

## DESCRIPTION

65 IRVING PLACE is a five-story mixed-use building in the heart of GRAMERCY PARK located on the corner of IRVING PLACE and 18<sup>TH</sup> STREET. The ground and second floors are commercially zoned with floors three to five currently configured as a townhouse. The entire building has been newly renovated with all building systems being fairly new. This property is a great opportunity for an investor/user featuring an attractive commercial component along with a gorgeous classical townhouse. Building will be delivered vacant.

## FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du  
President  
212.505.6300 x 235  
rdu@dumann.com

**DUMANN** Realty

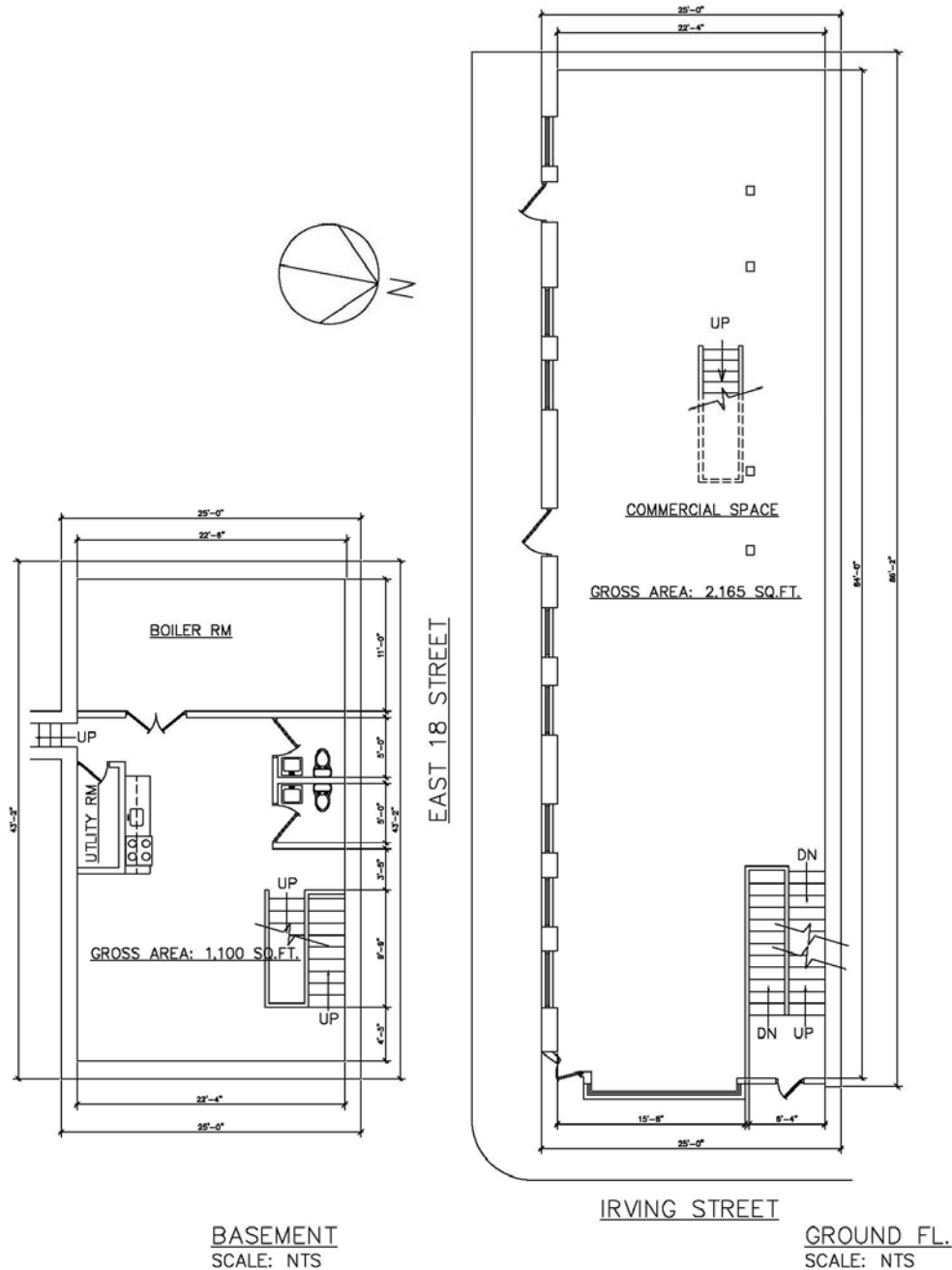
235 WEST 23<sup>RD</sup> STREET NEW YORK, NY 10011  
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Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FLOORPLAN



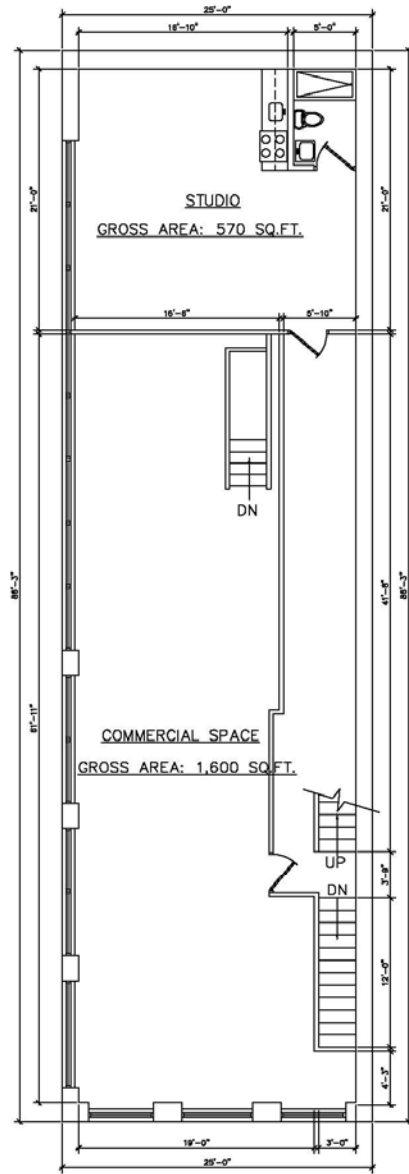
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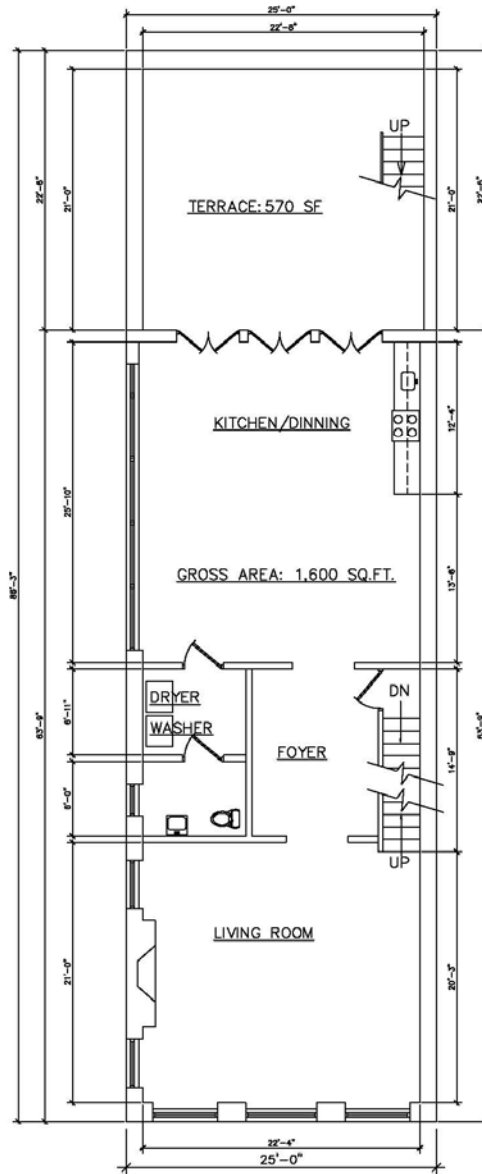
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## FLOORPLAN



2ND FLOOR  
SCALE: NTS



3RD FLOOR  
SCALE: NTS

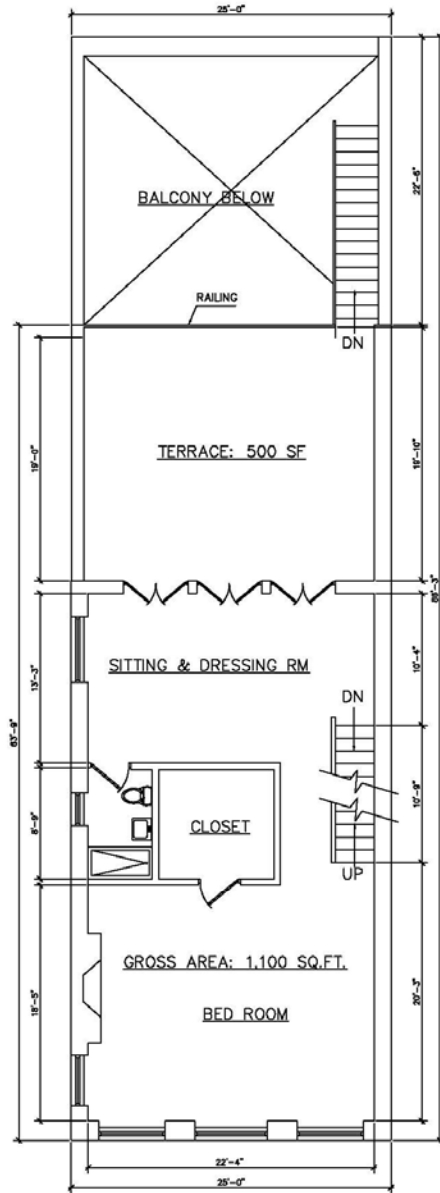
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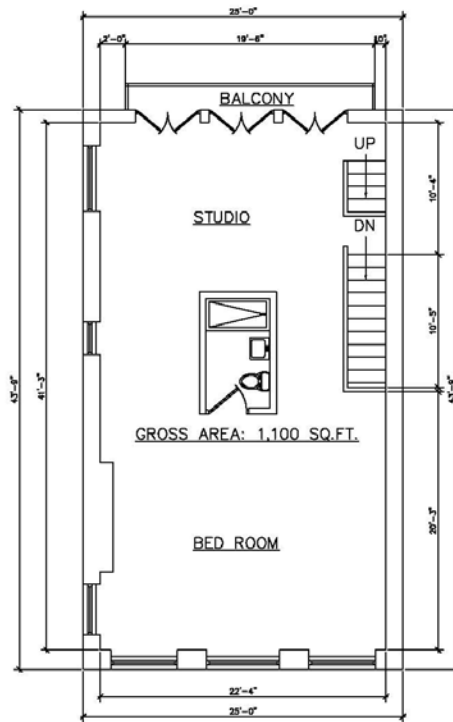
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## FLOORPLAN



4TH FLOOR  
SCALE: NTS



5TH FLOOR  
SCALE: NTS

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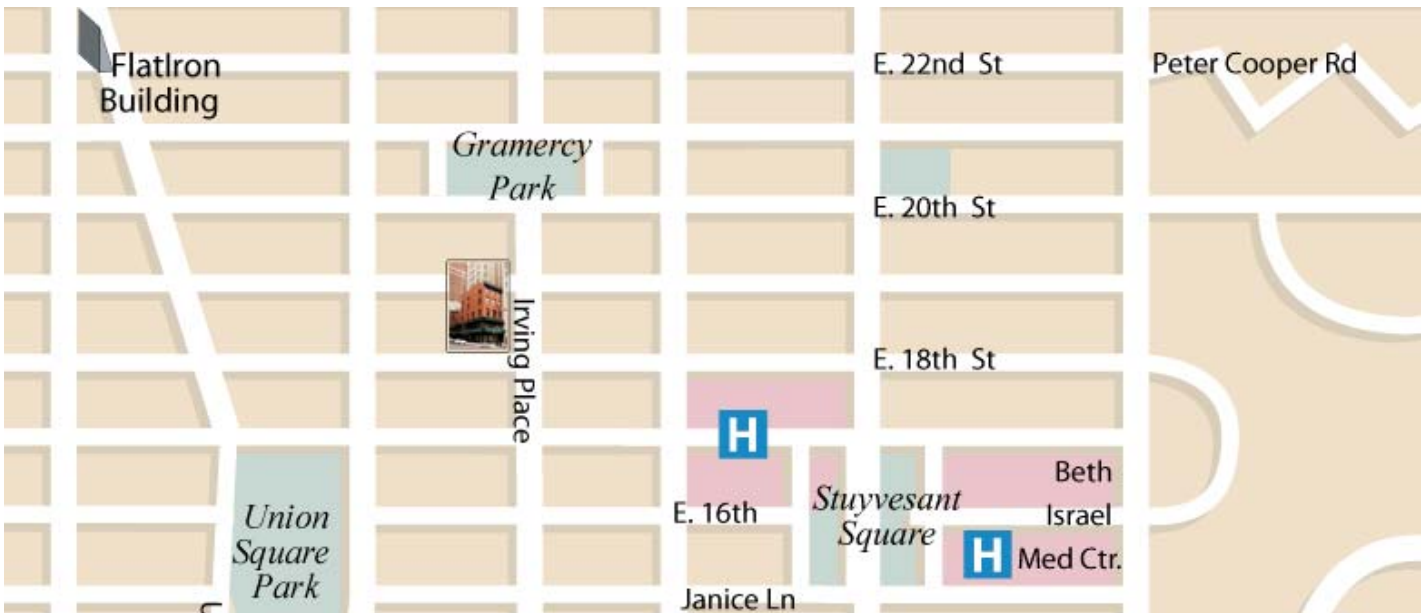
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NEIGHBORHOOD



View from the corner of Irving Place and 18<sup>th</sup> street



Map view of surrounding neighborhood

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## INTERIOR VIEWS



View of 3<sup>rd</sup> floor kitchen and dining area



View of 2<sup>nd</sup> floor studio

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