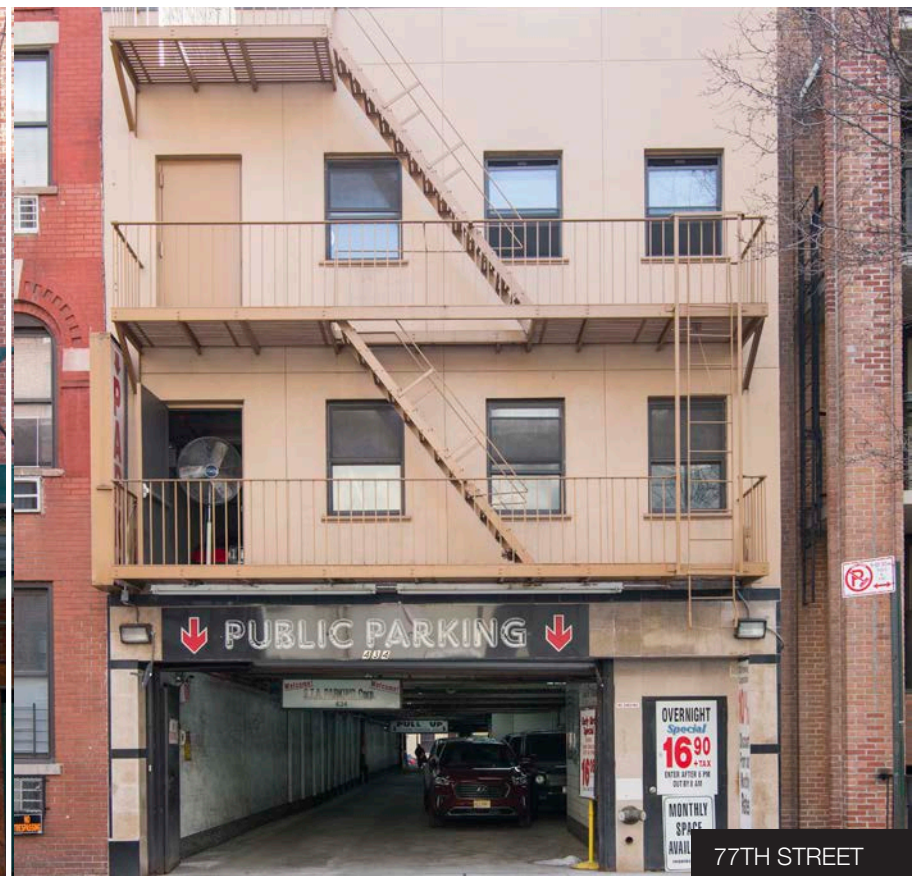


433 E 76TH ST/434 E 77TH ST

Midblock North/South side First & York Avenues, New York, NY 10021

HELLER

ORGANIZATION



UPPER EAST SIDE RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

DESCRIPTION:

Five level block-thru ramped and elevated public parking garage building, licensed for 131 vehicles. Currently owner operated, to be delivered “free and clear” of management operator or tenant encumbrances.

BLOCK/LOT:	1471/31	FAR:	4.0
LOT SIZE:	25' x 204'	2017/2018 RE TAX:	\$259,368
TOTAL BUILDABLE:	20,432 SF	ZONING:	R8B

PRICE: \$10,500,000

EXCLUSIVELY REPRESENTED BY:

Louis Moskowitz	917.671.6844	lou@hellerorg.com
Stephen Weber	917.526.2663	stephen.weber@hellerorg.com
Scott Heller	212.366.5034	scott@hellerorg.com
Adam Heller	212.366.5034	adam@hellerorg.com

433E76/434E77

PROPERTY DESCRIPTION & HIGHLIGHTS

The Heller Organization has been exclusively retained to sell 433 East 76th Street/ 434 East 77th Street. Located on the Upper East Side between York and First Avenues, within a five-minute walk to the newly opened Second Avenue subway “Q train” as well as N/S/W MTA bus service on East 72nd and 78th Streets and the avenues.

The property is currently a block-thru parking garage encompassing five levels which two are below-grade. The property offers multiple development/ re-development opportunities and can be converted into a condominium while leaving part of the garage intact for income. The property will yield 20,432 square feet of above grade development space with the opportunity to retain all or a portion of the currently built 10,000 square feet of below grade space for parking, storage, amenity, mechanical or other uses. Condominium development in this corridor of the Upper East Side is in very high demand. New luxury residential condominium projects in the area are achieving prices of \$2,500 per square foot.

The garage is owner-operated and a management company can be easily arranged for, if the new owner desires to keep the garage, or a portion of the garage operational for income.

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434 EAST 77TH STREET



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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

433 EAST 76TH STREET



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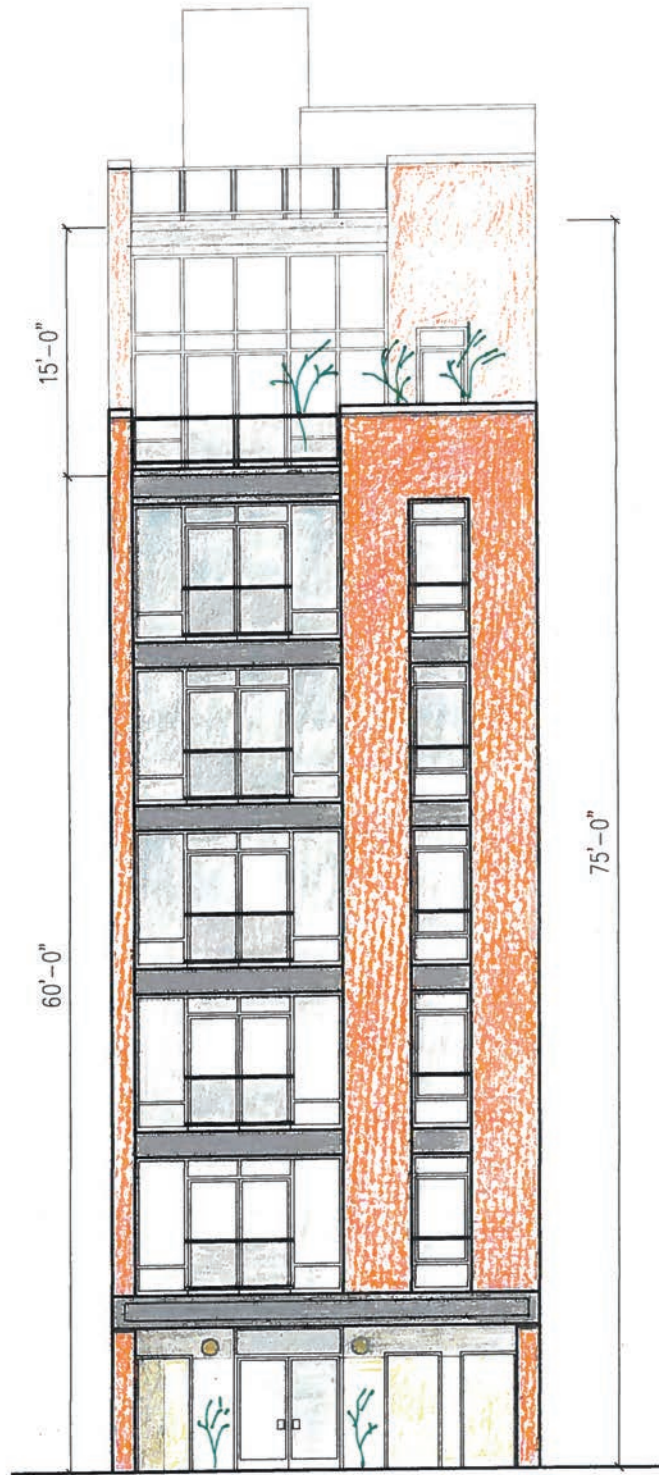
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PROPOSED 7-STORY RESIDENTIAL BUILDING

433E76/434E77

FRONT ELEVATION



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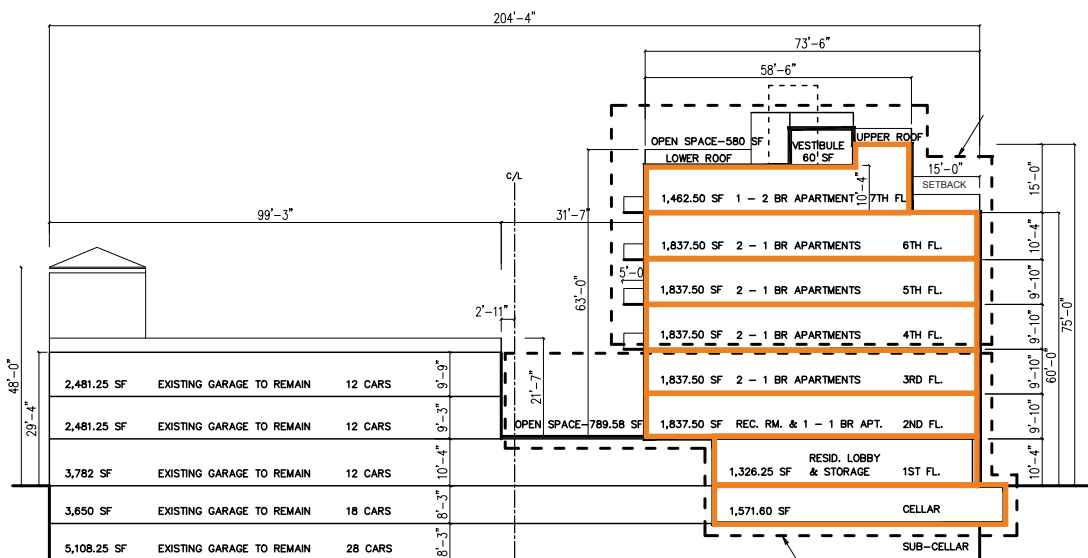
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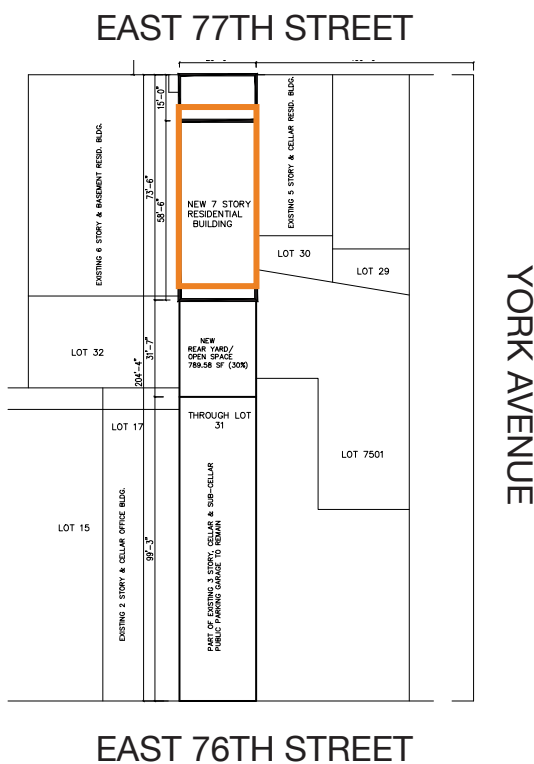
PROPOSED 7-STORY RESIDENTIAL BUILDING

433E76/434E77

DIAGRAMMATIC SECTION



PILOT PLAN



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433E76/434E77

UPPER EAST SIDE