

329 EAST  
18TH STREET

# 329 EAST 18TH STREET

329 East 18th Street offers a rare opportunity to create a custom townhouse on a block replete with 33 other townhouses just off Gramercy Park. At 20-feet-wide, four stories tall plus a fully excavated benched cellar, and approximately 4,800 square feet, this property sits on a 92-foot-deep lot with a large garden and has been completely gutted with new or sistered structural joists, new electrical service, and a new sewer line with substantial drainage and sump pumps.

Located outside of the historic district, 329 East 18th Street has a maximum buildable area of 5,520 Square Feet subject to D.O.B. approval. With its structural groundwork well advanced and a high-end window package on site and included in the sale, the property is primed for a seamless transformation as an exquisite single-family home, or as multi-family residence for live with income or pure investment.

Perfectly positioned on a picturesque, tree-lined block between Gramercy Park and Stuyvesant Square, the location combines the tranquility of a classic residential street with the vibrancy of downtown living. Residents will enjoy close proximity to Union Square, Irving Place, and some of the city's best restaurants, shops, and transportation.

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Location First & Second Avenues

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Lot Dimensions 20' x 92' (Built 50' deep)

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Stories Four (4) + Excavated Recreational Cellar

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Appx. SqFt 4,800\* Sq.Ft.

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Max Buildable 5,520 Sq.Ft.

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Annual Taxes \$63,181

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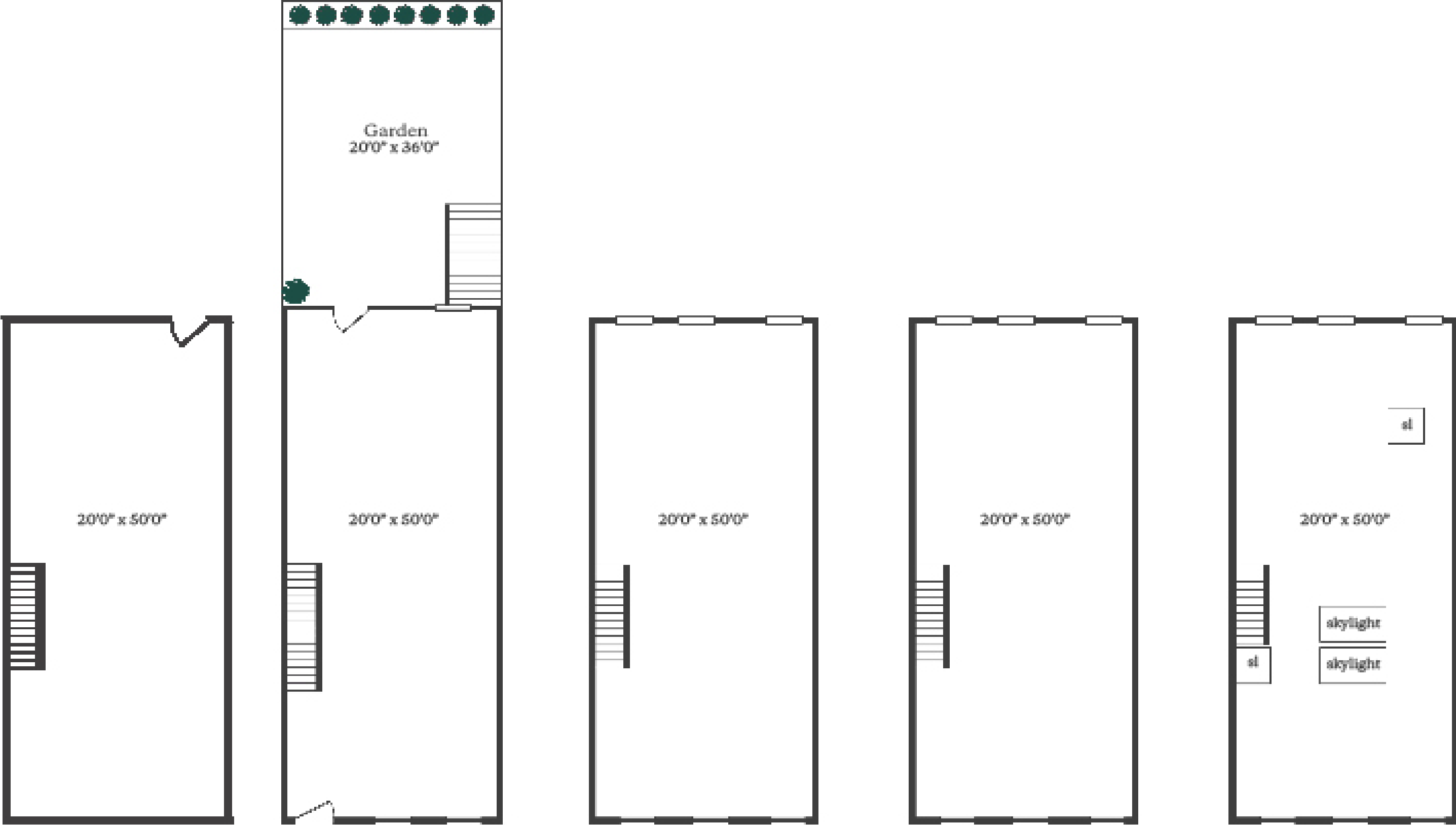
\*Square Footage includes the excavated basement





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## As-is Plans



Cellar  
Ceiling Height: 9'0"

Garden Floor  
Ceiling Height: 10'4"

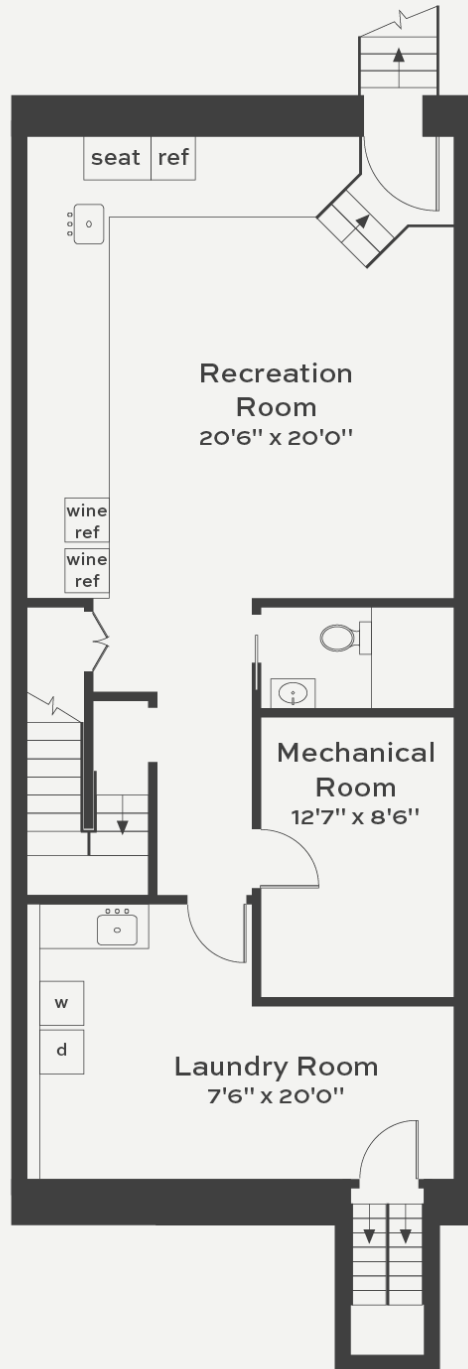
Second Floor  
Ceiling Height: 11'9"

Third Floor  
Ceiling Height: 11'4"

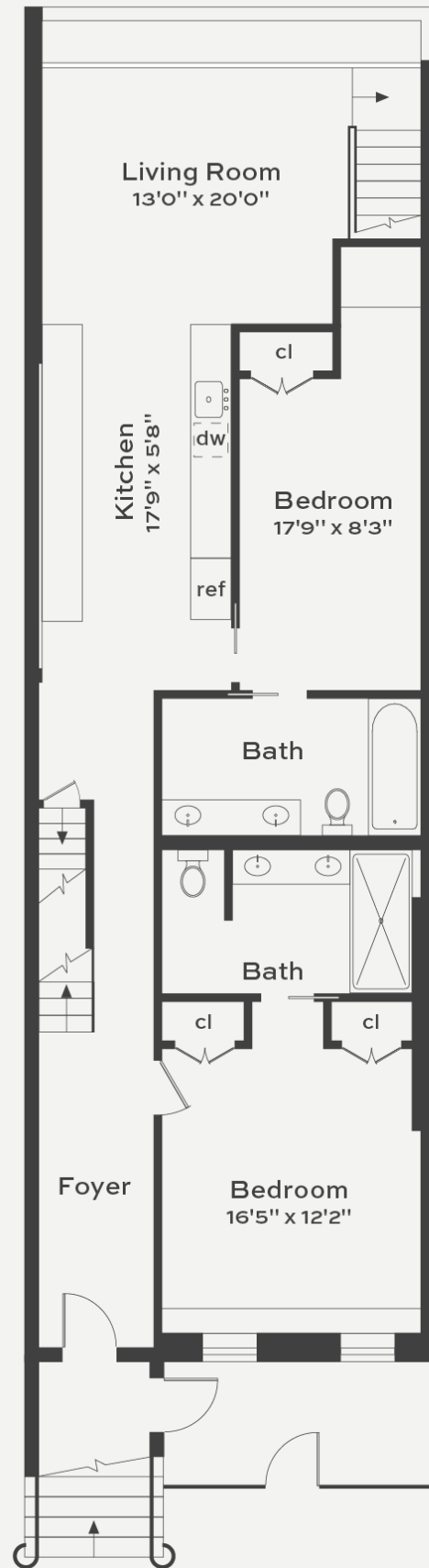
Fourth Floor  
Ceiling Height: 10'0" - 13'6"

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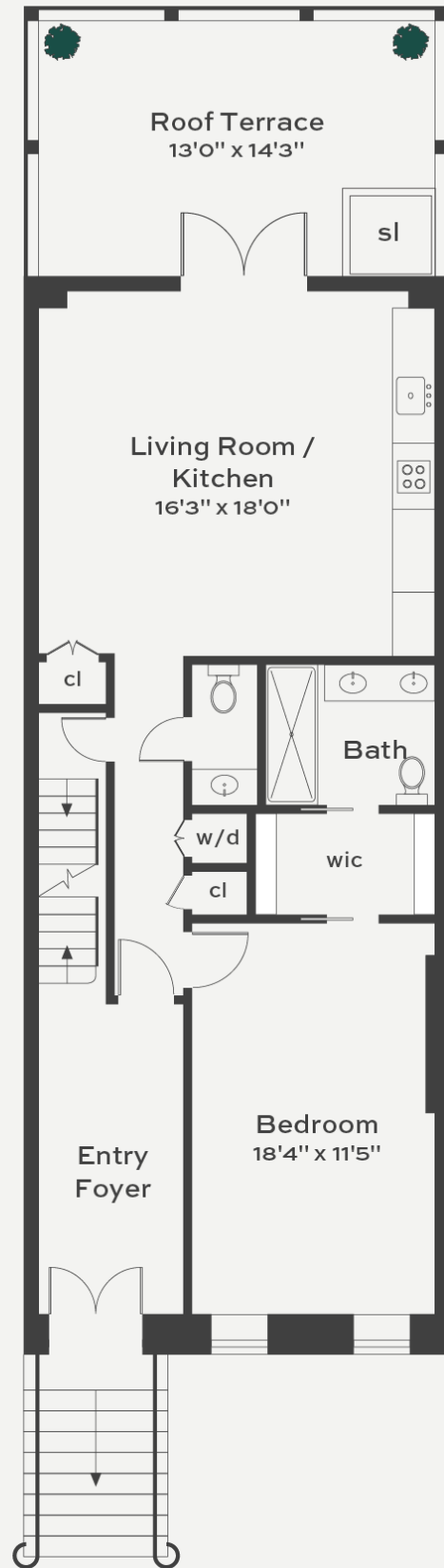
## Multi-Family Plans



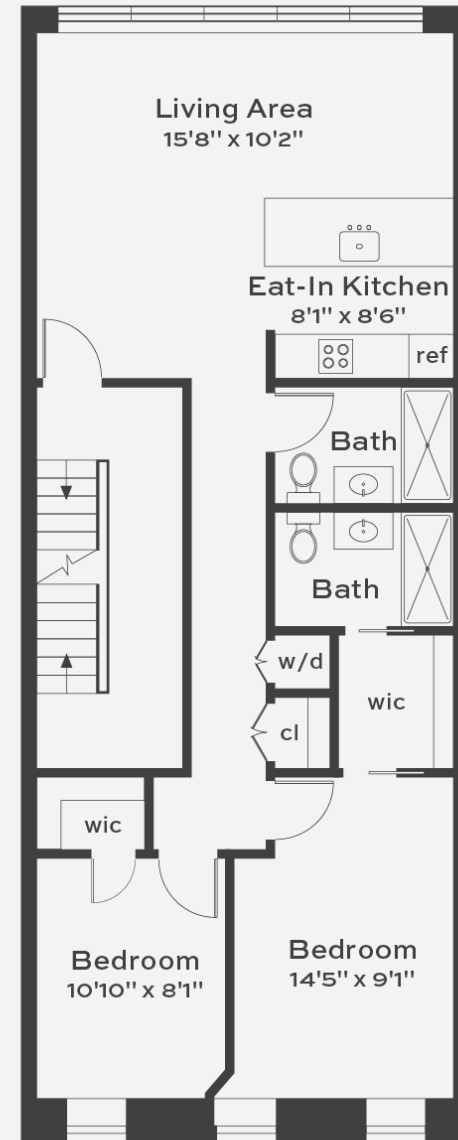
Cellar



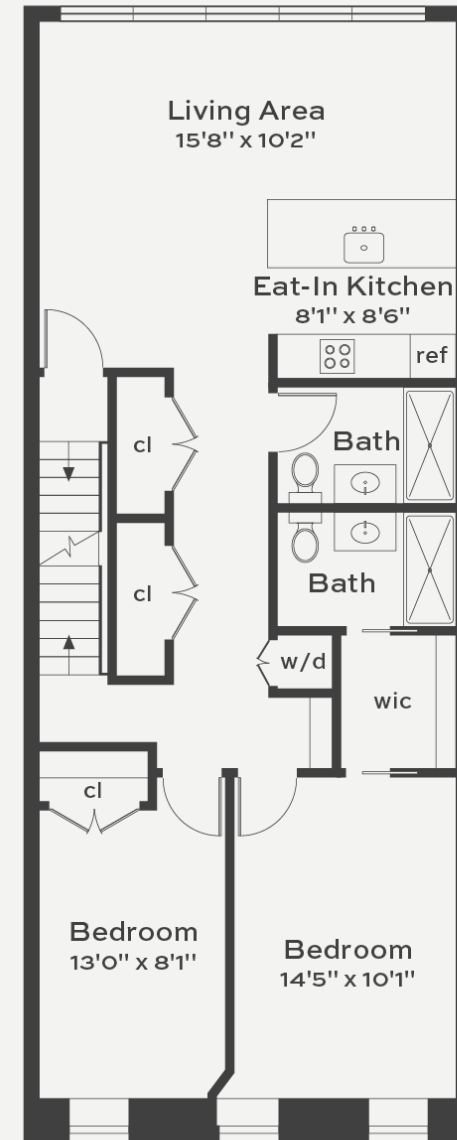
Garden Level



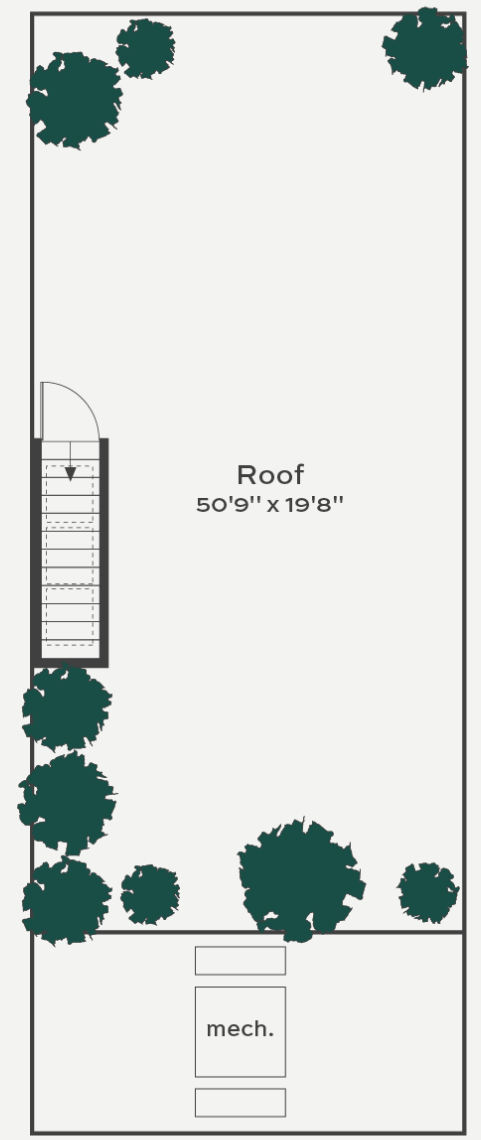
Parlor Level



Third Floor



Fourth Floor



Roof



CELLAR

GARDEN LEVEL

PARLOR LEVEL

THIRD FLOOR

FOURTH FLOOR

ROOF

329 EAST 18TH STREET, NEW YORK, NY  
POTENTIAL SINGLE FAMILY FLOOR PLAN

Floor Plans are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

# Sales & Advisory Team



**Matthew Lesser**

212-574-6959

ML@lesliegarfield.com



**Tori Landon**

212-574-6971

TL@lesliegarfield.com



505 Park Avenue  
Suite 303  
New York, NY 10022

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