

35-37-39 EAST
63RD STREET

UPPER EAST SIDE

LESLIE
GARFIELD

35-37-39 EAST 63RD STREET

LUXURY APARTMENTS INVESTMENT OPPORTUNITY

PRICE

\$34,500,000

NEIGHBORHOOD

Lenox Hill

We are pleased to offer for sale a residential condominium located at 35-37-39 East 63rd Street. This 61-foot-wide mega-mansion is carved into 7 ultra-luxury residential rental apartments. Spanning 17,264 rentable square feet, this property is one of the most exclusive rental buildings in Manhattan. Constructed from 1877-1884, the distinct buildings feature an elegant brick and stucco facade on a tree lined street just one avenue away from Central Park in one of the City's most exclusive residential enclaves.

The distinguished location offers proximity to renowned schools, shopping, restaurants, and public transportation. The multi-elevator property contains seven residences, each meticulously designed and appointed with high-end finishes. The offering presents a rare opportunity to acquire a building of this caliber, with a rare 61 feet of frontage, in a truly esteemed neighborhood.

The seven residences contain excellent ceiling heights throughout, resulting in spectacular light and air. Average in-place rents at the property currently exceed \$100 per square foot. The entire residential condominium underwent a complete renovation in 2011, and now contains first class finishes including marble countertops, private balconies, in-unit washer and dryers, and wine coolers while also maintaining its original charm. Investors have the option for continued operation as one of the most exclusive rental buildings in the City, or an opportunity to convert the unique property into a single family residence or seven individual condominiums, providing the option to sell these individual units for a lucrative return.

FEATURES

+ Unique property with over **61 feet of frontage** with the opportunity for future townhouse or condominium conversion.

+ The **20,036 gross square foot** property features an exclusive penthouse with an impressive 4,000 square foot terrace.

+ **100% of the units are free market**

+ Local to an abundance of Upper East Side **Schools, Restaurants, Museums, Parks** and just one block from Central Park.

**Multiple Elevators | In Unit Washer/
Dryers | Wine Coolers | Marble
Countertops
Private Balconies**









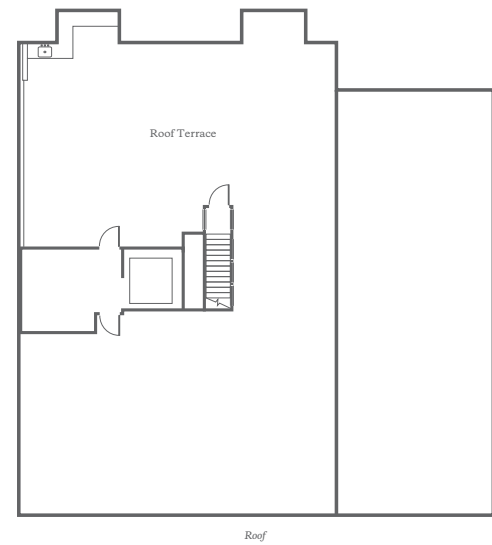
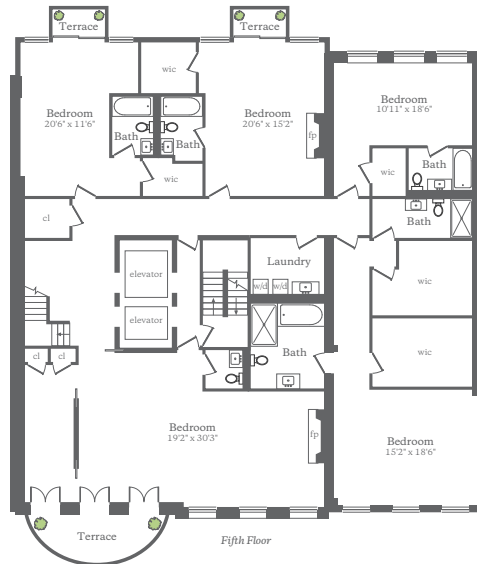
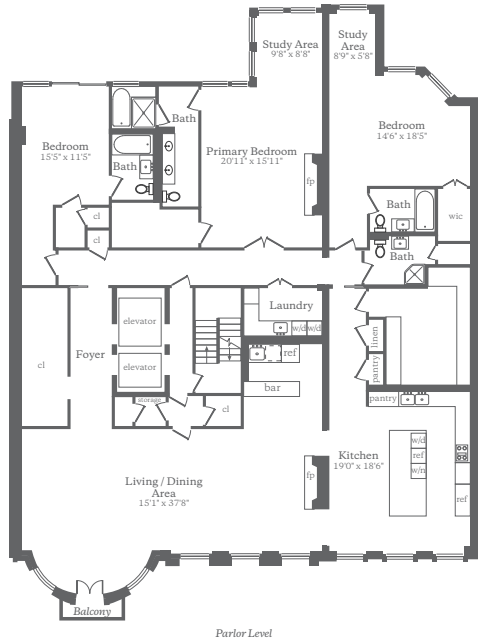
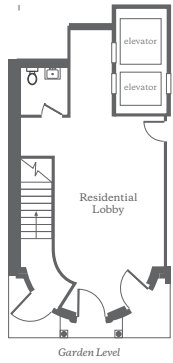
PROPERTY OVERVIEW

Located in the esteemed Upper East Side neighborhood steps from Central Park, the residential condominium at 35 East 63rd Street is a high-end, luxury, doorman, pre-war elevator apartment building. The property consists of the three separate Landmark designated addresses (35-37-39 East 63rd Street) which were all gut renovated and combined in 2011 using masonry, steel and concrete construction. No facet of work was left undone during the comprehensive renovation, which included new electrical, plumbing, and HVAC equipment. The exquisite facade was also restored while adhering to Landmarks Preservation Commission (LPC) protocol.

The seven residences are finely appointed with high-end finishes, and feature marble countertops, in-unit washer and dryers, and wine coolers. Several units offer private outdoor space, namely the roughly 4,000 square foot private penthouse terrace that is equipped with a private garden, kitchen, and 8-person hot tub. Based on the area demographics and appeal, the building presents investors with the option of continued use as a prestigious rental building, ultra-luxury condominium conversion, or townhouse conversion.

PROPERTY ADDRESS	35 EAST 63RD STREET
Neighborhood	Upper East Side (10065)
Status	Landmarked building
Cross Streets	Madison & Park Avenues
Block/Lot	1378/1001
Lot Dimensions	61' x 100.42'
Lot Area (SF)	6,126 SF
Year Built/Renovated	1877-1884/2011
Description	Luxury Residential Condominium
# floors	6
Gross SF	20,036 SF
Rentable SF	17,264 SF
Residential Units	7
Zoning	R8B/LH-1A
Built FAR	3.27
Air Rights	None

FLOORPLAN



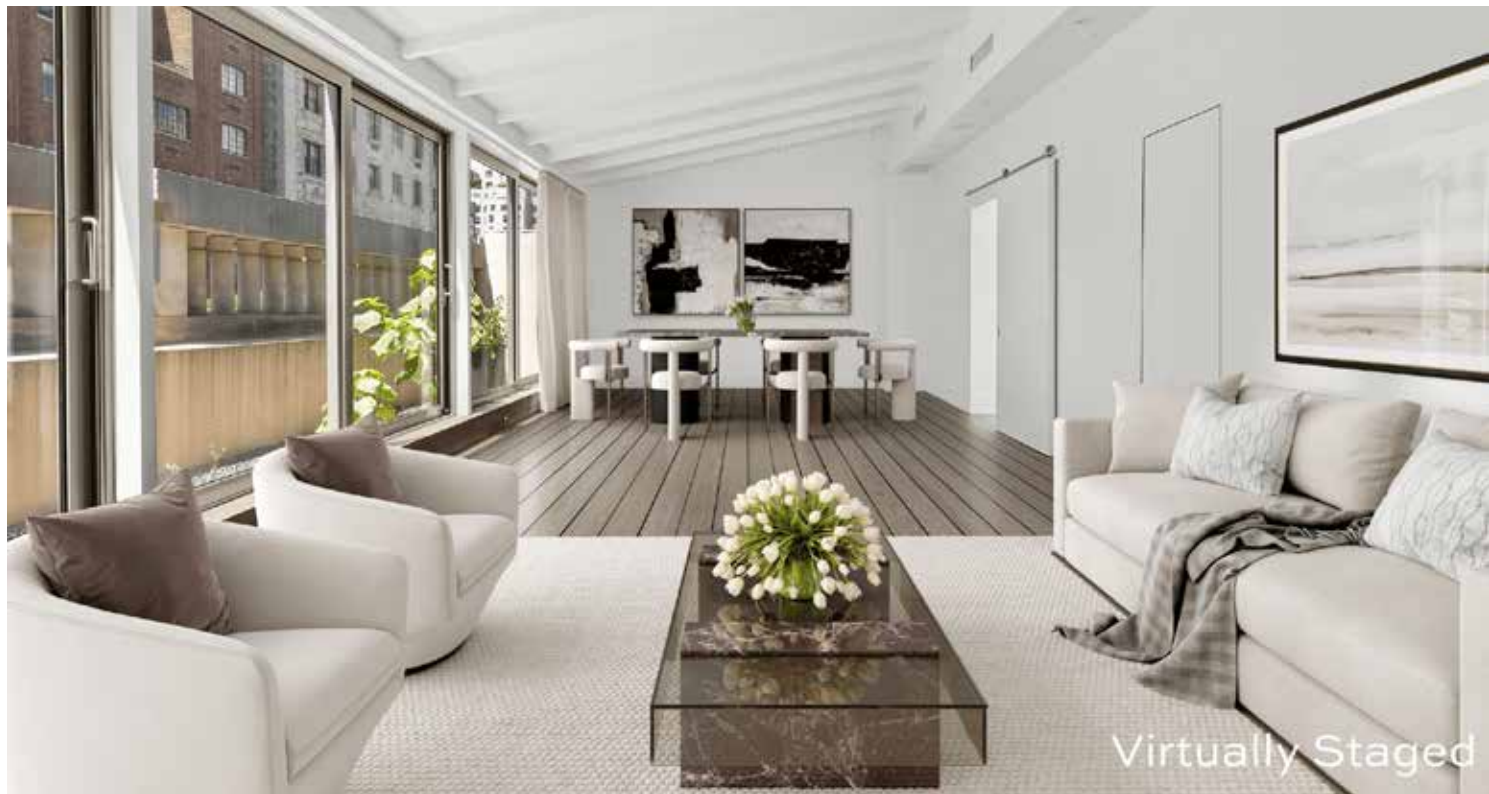


PROPERTY DETAILS

UNIT DETAILS

Unit	Interior Sq Ft	Exterior Sq Ft	Bedrooms	Bathrooms
2	3,815	-	3	4.5
3A	1,188	-	1	1.5
3B	993	136	1	1.5
3C	1,396	128	1	2
4A	1,188	-	1	1.5
4B	2,372	70	3	3.5
PH	6,312	4,053	5	6 full / 2 half





CURRENT RENT ROLL

Unit	2024
2	\$35,500
3A	\$15,250
3B	\$9,400
3C	\$12,000
4A	\$18,000
4B	\$24,000
PH	\$51,500
Total	\$165,650

Annual Rent Income - \$1,987,800

ANNUAL EXPENSES

Real Estate Taxes	\$228,712
Common Charges	\$308,132
Licenses & Fees	\$1,750
Miscellaneous Repairs	\$23,500
Professional Fees	\$7,250
Office Expenses	\$2,000
TOTAL	\$571,344

N.O.I - \$1,416,456





Virtually Staged

UES OVERVIEW

The Upper East Side, sometimes abbreviated UES, is a neighborhood in the borough of Manhattan, New York City, situated between Central Park and the East River in between East 59th Street and East 96th Street.

The Upper East Side is an affluent area featuring a mix of classic brownstones and upscale high-rises. Museums in the immediate area include Bernard Museum, Park Avenue Armory, The Frick Collection, and Asia Society Museum. Museum Mile, a stretch of Fifth Avenue next to Central Park, draws crowds to cultural institutions that include the Metropolitan Museum of Art, the Solomon R. Guggenheim Museum and El Museo del Barrio. Further, it has the reputation of being New York City's cultural and intellectual hub, with hip, designer retail stores along Madison Avenue and Hunter College located in the middle of the neighborhood.

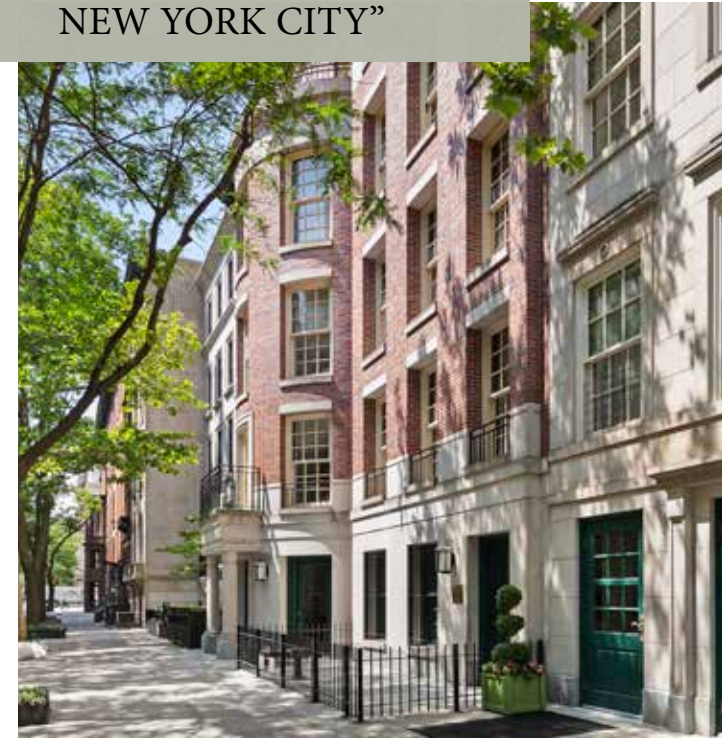
The Upper East Side is one of the most distinct, cultural pockets of New York City, anchored by Central Park, a plethora of museums, and institutions such as the Hospital for Special Surgery and Hunter College. As a result, the neighborhood surrounding 35 East 63rd Street has long been one of the most highly sought after residential enclaves in the City. Residents of the property benefit from convenient access to expansive parks and convenient mass transportation, as well as an abundance of nearby restaurants and entertainment options.

AREA ATTRACTIONS

Some of the greatest New York City cultural attractions are located in the heart of the Upper East Side just a short walk from the building:

- Central Park is just one avenue west from the property. Known as one of the most tranquil and elegant places in the City, Central Park has long been a destination site for travelers from across the globe, as well as for residents of the City.
- A landmark venue featuring avant-garde visual & performing arts in an industrial Gilded-Age interior, the Park Avenue Armory is toured by many tourists and resident alike.
- Longstanding as one of Manhattan's priciest and most exclusive hotels, The Pierre sits on the southeast corner of 62nd Street and Central Park. Other nearby five star hotels just a short walk from the building include Loews Regency, Ritz-Carlton, The Plaza and The Peninsula.
- The Bernard Museum is a landmarked synagogue; it is the world's largest & a blend of Moorish & Romanesque architectural styles.
- The Frick Collection is an art museum located in the Henry Clay Frick House on the Upper East Side in Manhattan, New York City at 1 East 70th Street, at the northeast corner with Fifth Avenue. It houses the collection of industrialist Henry Clay Frick.

“THE UPPER EAST SIDE IS ONE OF THE MOST DISTINCT, CULTURAL POCKETS OF NEW YORK CITY”



RESIDENTIAL

The Upper East Side is one of the most sought after and densely populated residential neighborhoods in Manhattan. Just a short walk from Central Park, residents of 35 East 63rd Street reap the rewards of the most serene and tranquil places in New York City:

- The neighborhood offers a one of a kind beauty which is evoked by its pre-war architecture and small hidden parks scattered throughout quaint tree-lined streets.
- Averages sellout prices for condominiums and co-ops in the neighborhood average over \$2,000 per square foot.
- The Upper East Side neighborhood is one of the most exclusive residential markets in all of New York City, with rental vacancy rates in June 2024 reported at just 1.22%.

RETAIL

Residents of 35 East 63rd Street have an abundance of nearby shopping and dining options:

- One-of-a-kind restaurants thrive in the densely populated community:
- Flora Bar, the pedigreed duo behind Obama-fave Estela and its Soho sequel Café Altro Paradiso took over the basement level of the Upper East Side's Met Breuer museum.
- Daniel's, Daniel Boulud's Michelin-star, French, flagship restaurant, is a unique fine dining experience serving elegant, upscale French food.
- J.G. Melon, a staple of the Upper East Side, is a laid-back pub known best for their burger that they have been serving since 1972.
- Scalinatella is an old-school Italian restaurant known for its timeless charm and appeal.
- The luxurious Broadway retail corridor on the Upper West Side is just a short walk away, and is home to superlative retailers such as Barney's, Banana Republic, and Patagonia.

TRANSPORTATION

The property enjoys close proximity to public transportation:

- The Fifth Avenue subway station provides access to the N, R, W train at the junction of Fifth Avenue and 60th Street as well as the 68th Street Station that provides access to the 6 train at the junction of 68th Street and Lexington Avenue.
- Residents benefit from immediate access to Franklin D. Roosevelt East River Drive, also known as the FDR, which provides access north and south throughout Manhattan. In addition, the 65th Street Traverse is roughly two blocks north and provides easy access to the Upper West Side.
- There are several bus routes provide connectivity within the neighborhood and the rest of Manhattan, namely the M1, M2, M3, and M4 at 63rd Street and Madison Avenue.

Amenities Map

CAFES

- 1 Gregory's Coffee
- 2 Alice's Tea Cup
- 3 Birch Coffee
- 4 Viand
- 5 Sant Ambroeus Coffee
- 6 Ralph's Coffee
- 7 Cafe Aronne
- 8 Starbucks
- 9 All About Food
- 10 Black Press Coffee
- 11 Sip + Co
- 12 Caffè Bacio
- 13 Sprinkles Cupcakes
- 14 Oxford Cafe
- 15 787 Coffee Co.
- 16 Laudree Macaroons
- 17 Le Pain Quotidien
- 18 Winfield Street Coffee
- 19 Bel Ami Cafe

FITNESS

- 1 Crunch
- 2 SLT
- 3 SoulCycle
- 4 Equinox
- 5 Cycle Bar
- 6 Tracy Anderson
- 7 Barry's
- 8 Physique 57
- 9 Transform Fitness

SHOPPING

- 1 Apple Fifth Avenue
- 2 Giorgia Armani
- 3 Tumi Store
- 4 Strand Books Kiosk
- 5 The Home Depot
- 6 Calvin Klein
- 7 Louis Vuitton
- 8 Saint Laurent
- 9 alice + olivia
- 10 Chanel
- 11 rag & bone
- 12 Dior
- 13 Nike
- 14 Tiffany & Co.
- 15 Gucci
- 16 Bergdorf Goodman
- 17 Tom Ford
- 18 Hermes
- 19 Whole Foods Market
- 20 Versace
- 21 Lanvin
- 22 lululemon
- 23 Bottega Veneta
- 24 Kiehl's Since 1851
- 25 Dolce & Gabbana
- 26 Prada
- 27 Ralph Lauren
- 28 Bloomingdale's
- 29 Duane Reade

EATERIES

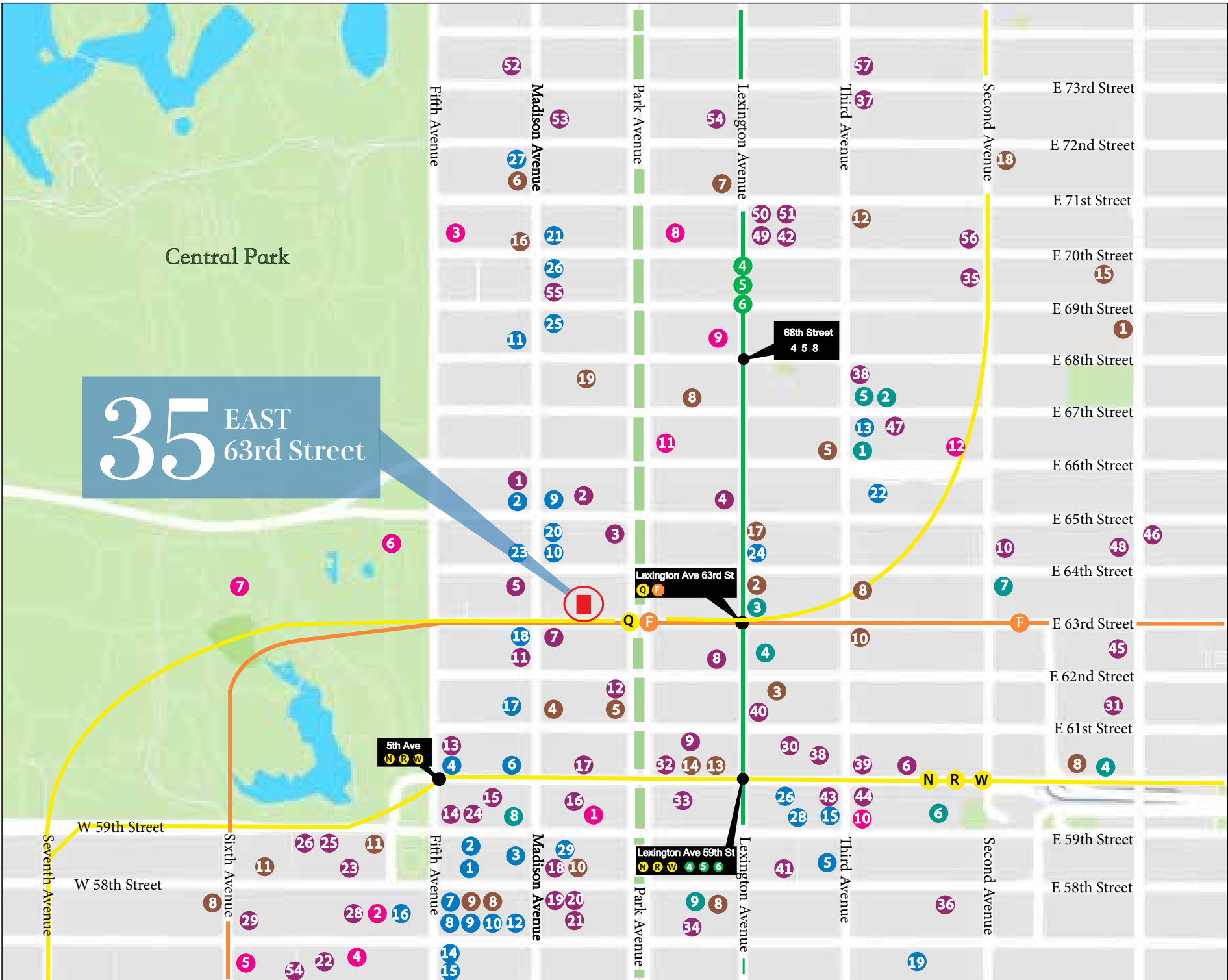
- 1 Bar Italia
- 2 Match 65 Brasserie
- 3 Daniel
- 4 The East Pole
- 5 Altesì Madison
- 6 Serendipity 3
- 7 Club Macanudo
- 8 David Burke Tavern
- 9 The Bar Room
- 10 Primola
- 11 Amaranth
- 12 The Regency Bar & Grill
- 13 Perrine
- 14 Harry Cipriani
- 15 Avra Madison Esiatorio
- 16 Le Bilboquet
- 17 Phillippe Chow
- 18 LAVO Italian Restaurant
- 19 Serefina Osteria
- 20 TAO Uptown
- 21 The Garden
- 22 Nobu
- 23 The Plaza Food Hall
- 24 Luke's Lobster Plaza
- 25 Sarabeth's
- 26 Ora Di Pasta
- 27 Obica Mozzarella Bar
- 28 Cucina 8 1/2
- 29 Quality Italian
- 30 Isle of Capri
- 31 Sea Salt
- 32 Amali Mediterranean
- 33 TBar
- 34 Nare Sushi
- 35 Green Kitchen
- 36 Club A Steakhouse
- 37 Dallas BBQ
- 38 Chipotle Mexican Grill
- 39 ZAVO Mediterranean
- 40 Lilli and Loo
- 41 Hutong
- 42 Bella Blu
- 43 Magnolia Bakery
- 44 Anassa Taverna
- 45 Ravagh Persian Grill
- 46 da Adriano
- 47 Bedford Falls
- 48 MAYA
- 49 Brasserie Cognac East
- 50 Sette Mezzo
- 51 Mariella Pizza
- 52 Via Quadronno
- 53 Come Prima Ristorante
- 54 Benihana
- 55 Le Charlot
- 56 Ko Sushi
- 57 EJ's Luncheonette

ATTRACTIONS

- 1 59E59 Theaters
- 2 The Paris Theatre
- 3 The Frick Collection
- 4 DGA - New York Theater
- 5 Carnegie Hall
- 6 Central Park Zoo
- 7 Victorian Gardens Park
- 8 Asia Society and Museum
- 9 Kaye Playhouse
- 10 Cinemas 1, 2, & 3
- 11 Park Avenue Armory
- 12 The Beekman Theatre

35 EAST 63rd Street

Central Park



Lexington Ave 63rd St
Q F

5th Ave
N B W

Lexington Ave 59th St
N R W 4 5 6

68th Street
4 5 8



LESLIE GARFIELD



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