



347 EAST
19TH STREET

347 East 19th Street

PRICE

\$4,475,000

PLOT

20' x 92' (Built Appx. 50' Deep)

UNITS

Three (3)

FEATURES

- Garden Abuts other Townhouse Gardens
- Full-Height Cellar
- Fully Free Market
- Max Buildable Area of 5,520 Square Feet (Subject to D.O.B. Approval)
- Flexible Future Uses as: Single-Family Conversion, Pure Investment, or Live with Income
- Low Real Estate Taxes

Avenues

First & Second Avenues

SQUARE FEET

4,000 Sq.Ft. (appx.) + Storage/Laundry Basement



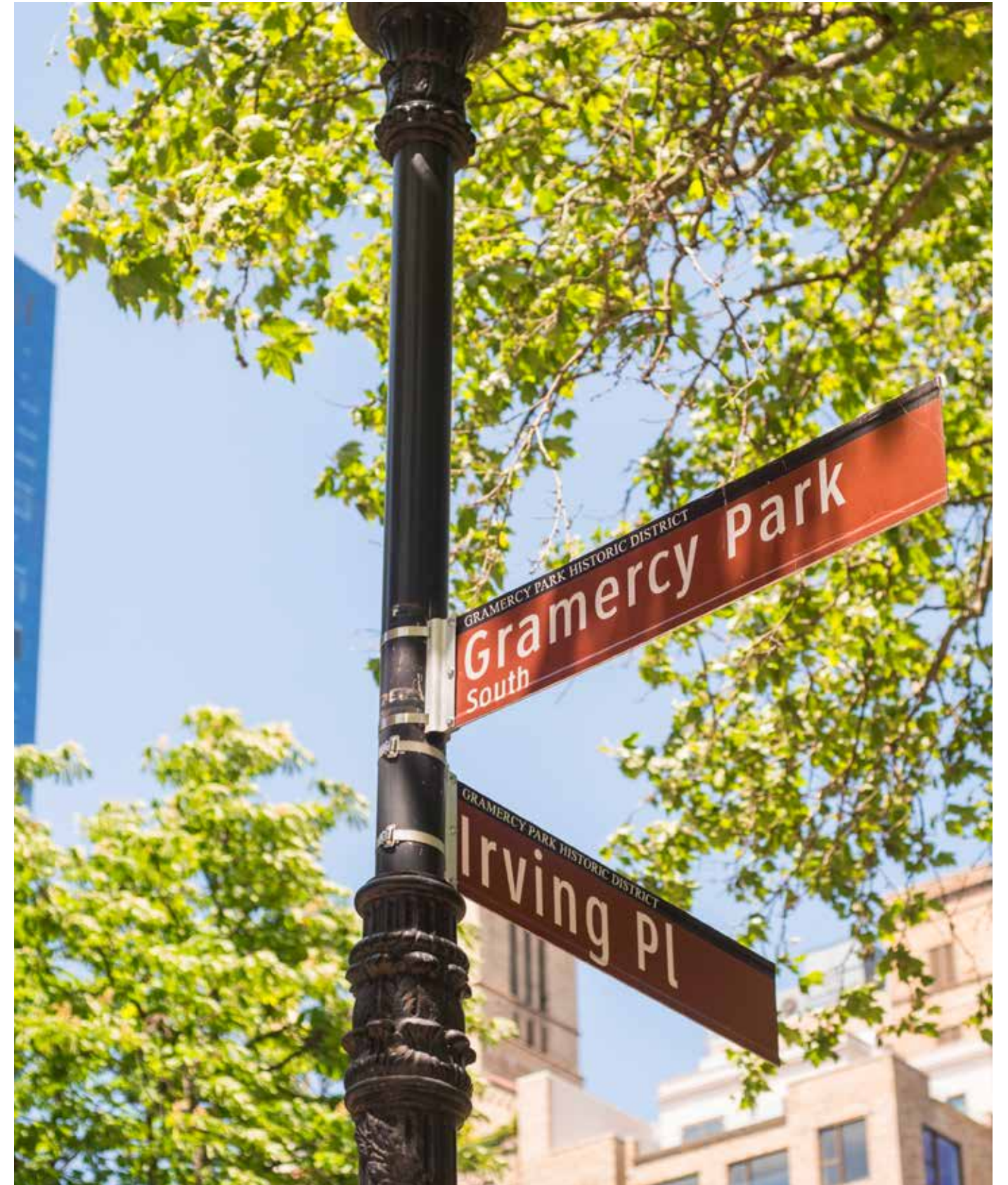
LOCATION

Gramercy

Charming, historic, peaceful Gramercy. With an uptown-meets-downtown vibe, your neighborhood has an unbeatable combination of brownstone-lined streets and chic nightlife options. While there's no shortage of modern establishments, much of Gramercy's magic lies in classic delights such as The National Arts Club, exclusive Gramercy Park and the illustrious Gramercy Park Hotel. The neighborhood is home to some of the city's finest.



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THE HOME

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Currently configured as a spacious garden duplex plus two upgraded free-market floor-through residences, the home spans over 4,000 interior square feet, with an additional 865 square feet of outdoor space and another 471 square feet in the full-height cellar with shared laundry. The garden duplex offers 3/4 bedrooms, 2 bathrooms, soaring parlor ceilings, an original marble mantle and a private rear garden, while the upper floors each feature bright 3-bedroom layouts with updated kitchens and dual north/south exposures. With low taxes, a max buildable area of 5,520 square feet (subject to D.O.B. approval), and a location outside a historic district, this property presents a rare opportunity for an end-user, investor, or conversion to a single-family residence.



Actual Rental Income

UNITS	MONTHLY	ANNUAL	EXP.
DUPLEX GARDEN/PARLOR (3/4 BEDS / 2 BATHS)	\$11,500	\$138,000	6/30/2026
SIMPLEX ON 3RD FL (3 BEDS / 1 BATH)	\$7,025	\$84,300	5/31/2027
SIMPLEX ON 4TH FL (3 BEDS / 1 BATH)	\$6,800	\$81,600	9/30/2026
MOVE OUT EXPENSES	-	\$200	-
MOVE OUT FEE	-	\$30	-
MOVE OUT CLEANING FEE	-	\$250	-
LAUNDRY INCOME	-	\$374	-
TOTAL INCOME		\$304,754	

Projected Operating Expenses

	PROJECTED COSTS
REAL ESTATE TAXES	\$36,114
MANAGEMENT SERVICES (OPTIONAL) APPROX. 4% OF INCOME	\$12,000
INSURANCE	\$4,570
WATER/SEWER	\$1,600
GAS/ELECTRIC:	\$7,500
COMMON UTILITIES (\$100/ MONTH)	\$1,200
TOTAL EXPENSES	\$62,984

Actual N.O.I. : \$241,770

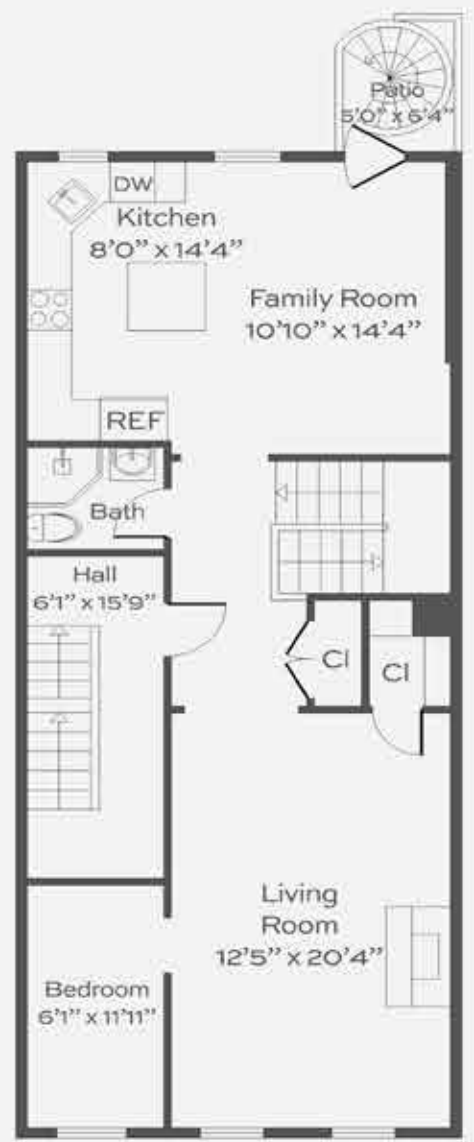
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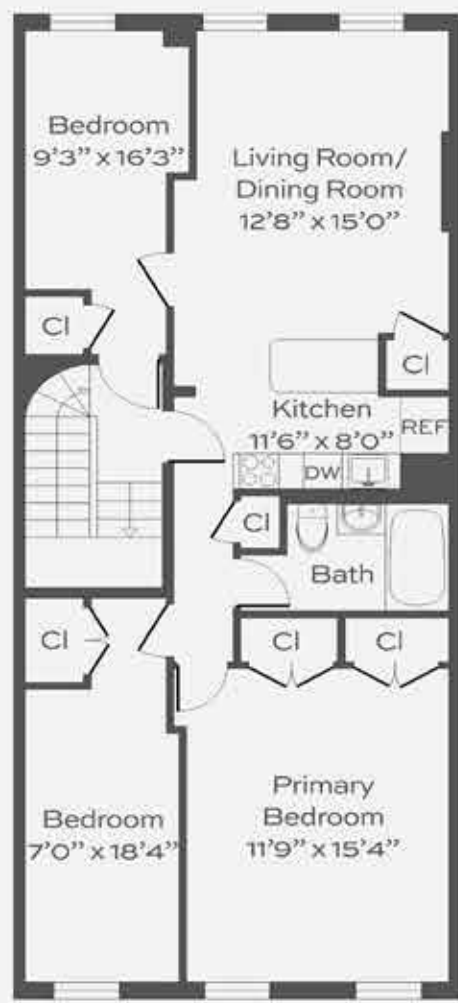
Rendering



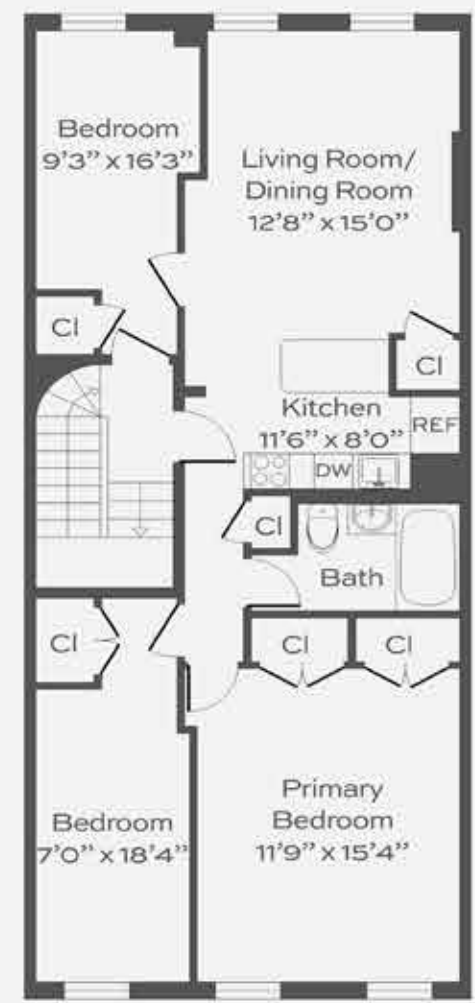
Garden Level
Ceiling Height 7'8"



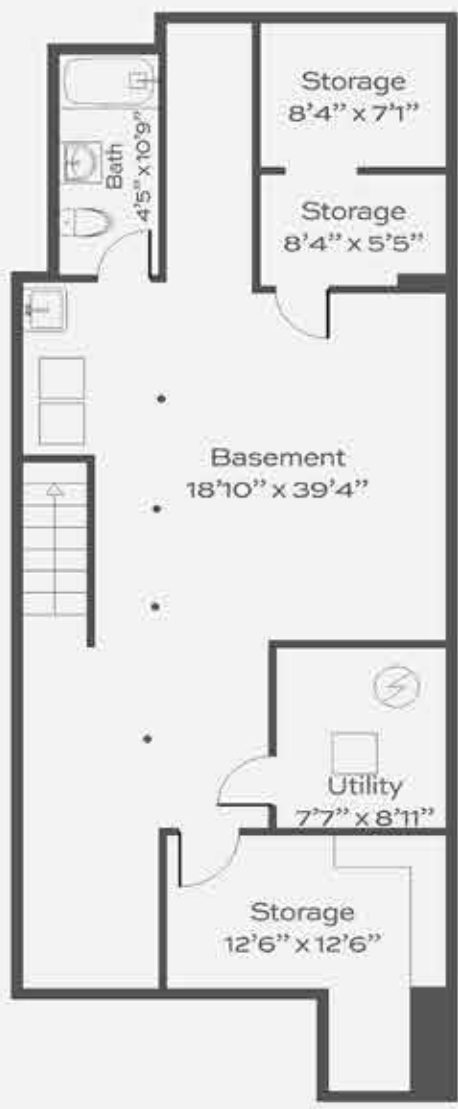
Parlor Level
Ceiling Height 11'4"



Third Floor
Ceiling Height 9'7"



Fourth Floor
Ceiling Height 9'1"



Cellar
Ceiling Height 7'8"

Sales & Advisory Team



The Lesser Team

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