

36 East 73rd Street

The Connoisseur Building



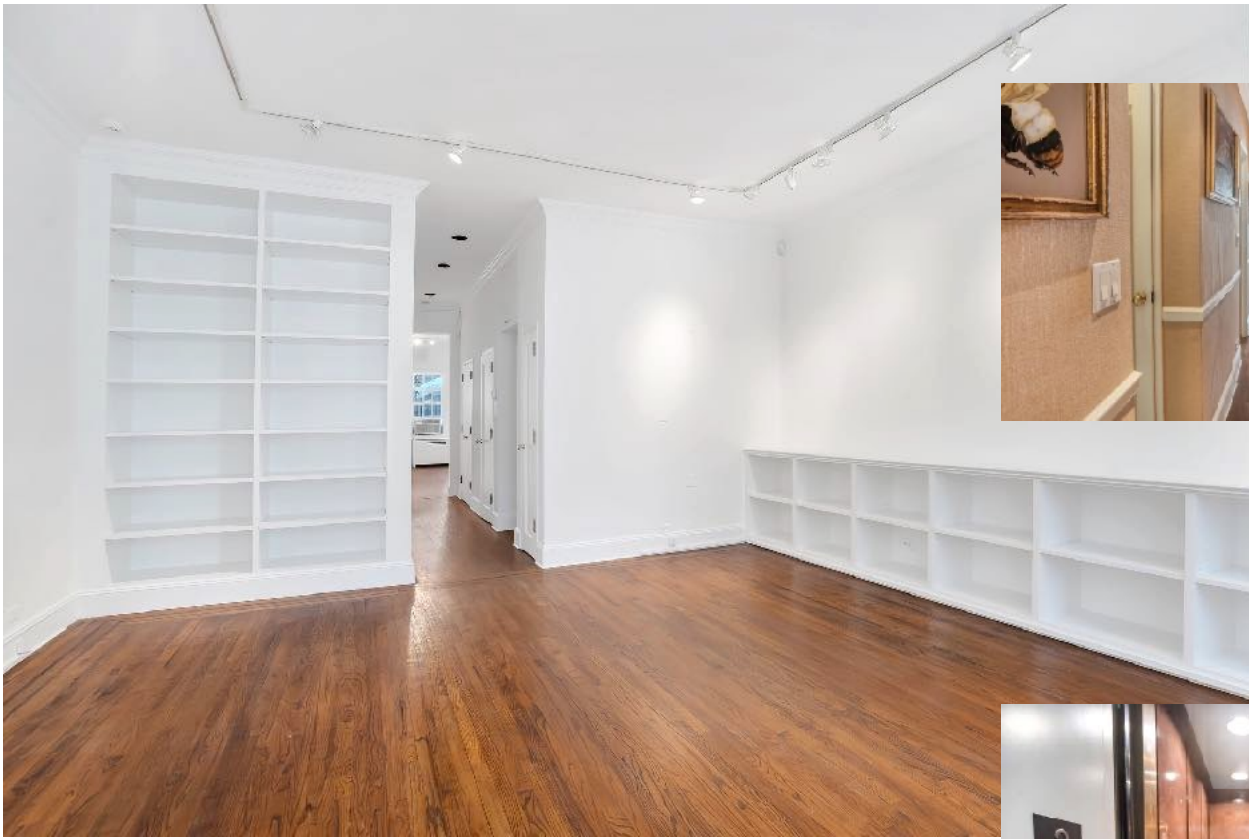
The Connoisseur Building is a 5-story mixed-use elevator building located at 36 East 73rd Street between Madison and Park Avenues in the heart of the Upper East Side, on a charming tree-lined street within steps of Central Park and Manhattan's most exclusive boutiques. This is a unique repositioning opportunity for an end-user, investor, or retailer.

36 East 73rd Street is currently configured as a two-story retail store and three floors of residential space above, which are accessible by a keyed elevator. The future owner could reside above, and rent out the retail component and enjoy the high rent district of the Madison Avenue corridor. The estimated rent from the retail portion will help offset the carrying costs of this exceptional property.

The property will be delivered vacant providing new owners the opportunity to make the building truly their own creation. The possibilities range from immediate move-in to value-adding upgrades including the construction of an additional floor or a roof deck.

\$12,800,000





The residential rental apartments are large with high ceilings, fireplaces, and private keyed elevator landings. An end-user or investor could renovate the residential portion of the building (end-user for private living quarters, and investor for high-end rentable apartments). There is natural light on each floor from the front and rear windows of the property.

A rare opportunity!





Property Tax
(Tax Year 2021/2022): \$156,019 annually

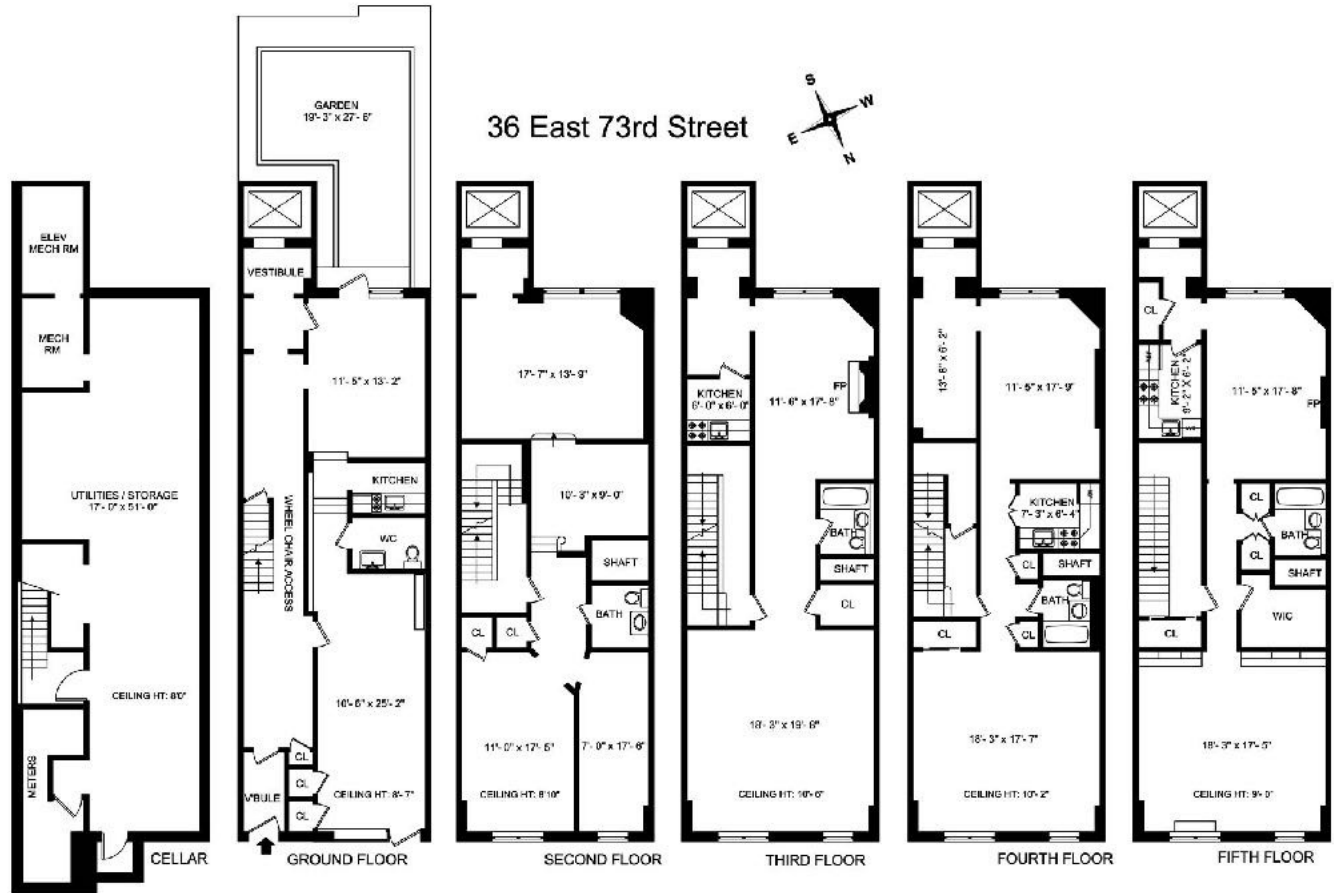
Size: approx. 7,400 sq.ft. plus air rights

Lot Size: approx. 1,655 sq.ft. 20' x 82' FAR 10



36 East 73rd Street

The Connoisseur Building



Richard Pino

Chief Financial Officer/ Associate Broker O: 212.360.7000 ext. 125

C: 917.209.7862 rpino@nyr.com

Thomas Guss President

O: 212.360-7000 ext. 103 C: 212.365.4751 tg@nyr.com

