

59 EAST 74TH STREET

NEW YORK, NY 10021



FOR SALE | Townhouse Conversion Opportunity

UNPARALLELED LOCATION

DELIVERED VACANT

LIVE PLUS INCOME

TAX CLASS 2B



ASKING PRICE

\$11,600,000

PROPERTY INFORMATION

Lot Dimensions:	17x102.17
Building Dimensions:	17 x 77
Building Size (SF):	approx 8,238
Stories:	5
Units:	10
Zoning:	R10
Available Air Rights: <i>Subject To Landmarks</i>	approx 9,130
RE Taxes (20/21):	\$134,628

PROPERTY DESCRIPTION

B6 Real Estate Advisors, as the exclusive broker, is proud to present 59 East 74th Street in the Upper East Side's Lenox Hill neighborhood. This building is currently configured as a ten unit multifamily, but will be delivered vacant, presenting a blank canvas for an investor or user looking to own or occupy a Townhouse in one of Manhattan's most prominent neighborhoods.

PROPERTY HIGHLIGHTS

- Townhouse Conversion Opportunity
- Live Plus Income
- Free Market Units
- Steps from Park Avenue and Madison Avenue retail
- Two Minute Walk to Central Park

PROJECTED REVENUE

Floor	Unit	Annual Rent
Cellar, First Floor	Owner's Duplex	\$154,200
Second Floor	Studio, 1-BDR	\$89,400
Third Floor	1-BDR, 1-BDR	\$94,200
Third Floor Mezz.	Duplex Loft, 1-BDR	\$62,400
Fourth Floor	Studio, Studio	\$87,000
Fifth Floor	1-BDR, 1-BDR	\$106,200
Fifth Floor Mezz.	Duplex Loft, Duplex Loft	\$50,400
		\$643,800
*(Average Rent/SF)		\$90/sf

B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com

59 EAST 74TH STREET

NEW YORK, NY 10021



FOR SALE | Townhouse Conversion Opportunity

UNPARALLELED LOCATION

DELIVERED VACANT

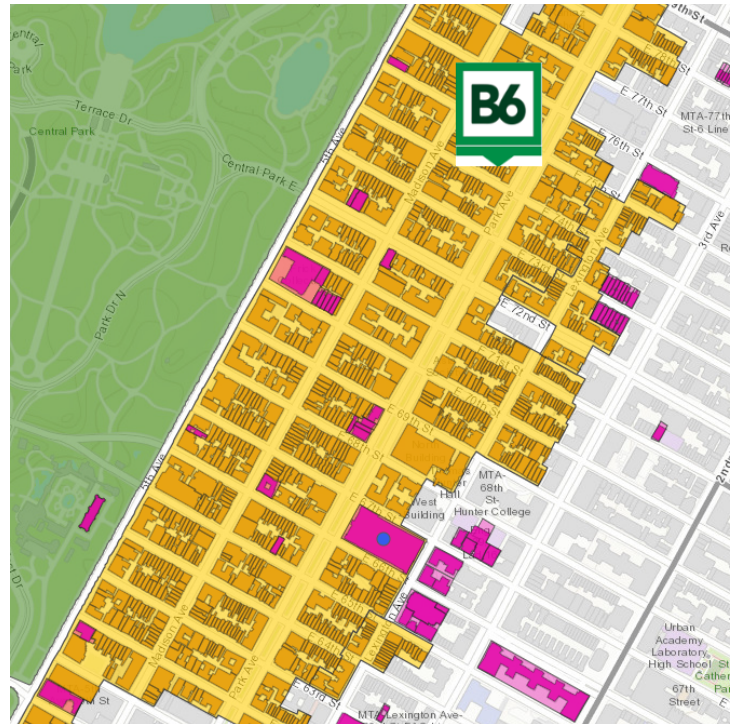
LIVE PLUS INCOME

TAX CLASS 2B

ARCHITECTURAL DESIGN & HISTORIC RELEVANCE

This Landmarked property was constructed in 1898 by developer J.C. Lyons. Chief architects Buchman & Deisler designed the house in a neo-Renaissance style, and the property's original design remains unchanged to this day. This luxurious townhouse contains a columnar entrance portico, rusticated limestone base, balustrades above the first floor, belt courses above the second and fourth floors, and a simple cornice. The wall structure is brick facing above a limestone base, and the fifth floor has a raised band. This classical structure also has an Ionic portico and keystones on the fourth floor.

Jeremiah C. Lyons was a developer who specialized in the construction of luxurious town houses for sale to wealthy clients. In the year 1900, 59 East 74th Street was sold to William B. Cogswell (1834-1921), a leading figure in mining and engineering and inventor of the Solvay process of making ammonia soda.



EAST 74TH BETWEEN MADISON & PARK AVENUES

The developmental pattern of East 74th Street between Madison and Park Avenues is similar to that of the block to the west. The South side of this street was almost totally built up with Italianate style rowhouses in 1870. Development on the North side of the street did not begin until later in the 1870s, and speculative townhouses were constructed on this street in the 1890s.

Most of the buildings on this street have facades that date from the early years of the 20th Century when new buildings or new fronts were constructed. Most of these stylish new buildings were built for owner occupants, and a number of them were designed by the era's most prominent architects.

The large neo-Georgian house at No. 33, designed in 1901, is one of architect Grosvenor Atterbury's most elegant early 20th Century designs; the house at No. 36-38 built for Mr. and Mrs. George Whitney is typical of the simplified neo-Federal residences that the architectural firm Cross & Cross designed in the first quarter of the century; and the house at No. 46, built in 1901, displays the stylized and frequently eccentric details favored by Robert Kohn, also

the architect of the Ethical Culture Society Building on Central Park West.

The most unusual building on this block is the International style house at No. 32 designed in 1934 by William Lescaze for textile merchant Raymond Kramer. Similar to Lescaze's own house designed a year earlier, the Kramer Residence reflects Lescaze's interest in smooth, gentle curving forms and a use of stucco (originally painted white) and glass block.

Most notably, the row of eight neo-Renaissance style dwellings designed in 1898 by Buchman & Desiler for Jeremiah Lyons, a prominent builder/developer, at Nos. 47-61 (No. 61 has since been demolished). Each of these houses was sold immediately after its completion; the buyers were generally businessmen and industrialists. Speculative rows from this later period are less usual on the Upper East Side due to high land values and extensive early development.

Upper East Side Historic District's Designation Report

B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com

59 EAST 74TH STREET

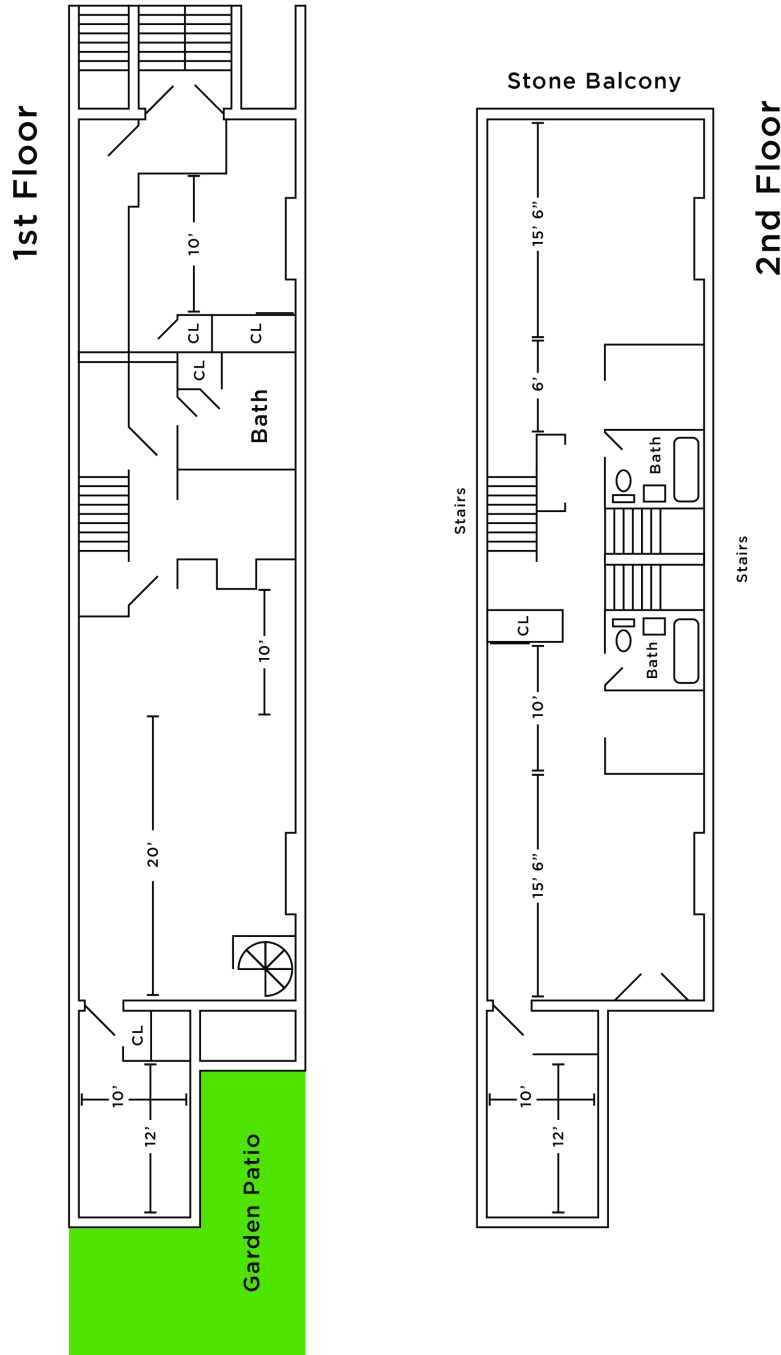
NEW YORK, NY 10021



REAL ESTATE
ADVISORS

FOR SALE | Townhouse Conversion Opportunity

[CLICK HERE TO VIEW ORIGINAL FLOOR PLANS](#)



B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com

B6 Real Estate Advisors, LLC copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC.

59 EAST 74TH STREET

NEW YORK, NY 10021

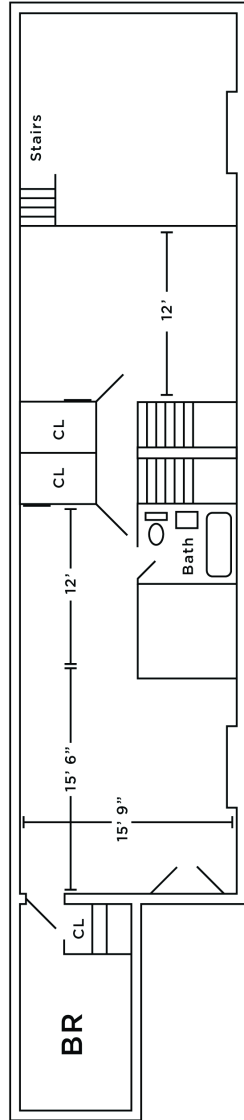


REAL ESTATE
ADVISORS

FOR SALE | Townhouse Conversion Opportunity

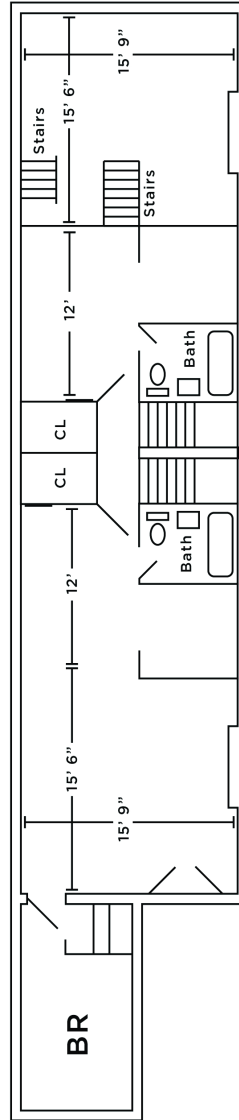
[CLICK HERE TO VIEW ORIGINAL FLOOR PLANS](#)

Mezz. at 3rd Floor



Stairs

3rd Floor



Stairs

B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com

59 EAST 74TH STREET

NEW YORK, NY 10021

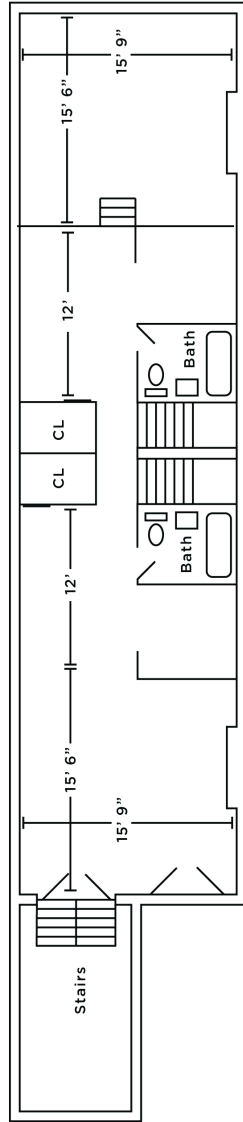


REAL ESTATE
ADVISORS

FOR SALE | Townhouse Conversion Opportunity

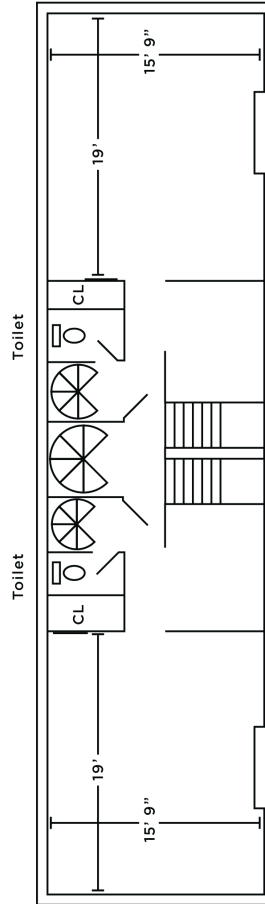
[CLICK HERE TO VIEW ORIGINAL FLOOR PLANS](#)

4th Floor



Stairs

5th Floor



Stairs

B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com

59 EAST 74TH STREET

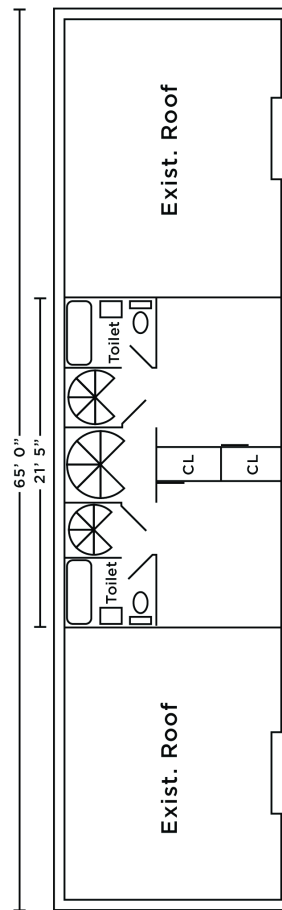
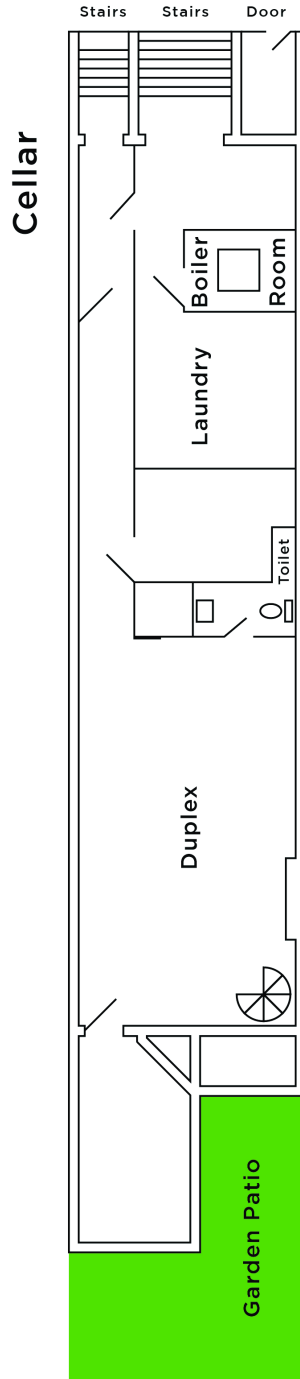
NEW YORK, NY 10021



REAL ESTATE
ADVISORS

FOR SALE | Townhouse Conversion Opportunity

[CLICK HERE TO VIEW ORIGINAL FLOOR PLANS](#)



B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

THOMAS GAMMINO
Senior Managing Director
646.933.2676
tgammino@b6realestate.com

PATRICK DONAHUE
Associate
646.933.2678
pdonahue@b6realestate.com