

1678 THIRD AVENUE, NEW YORK, NY 10128

EXCLUSIVE OFFERING MEMORANDUM

Corner Development Site For Sale

IPRG

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MENT SITE FOR SALE

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CORNER DEVELOPMENT SITE FOR SALE

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INVESTMENT PRICING

1678 THIRD AVENUE





OFFERING PRICE

\$12,000,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

25,670
Approx. Buildable SF

25.67 ft x 100 ft
Lot Dimensions

C2-8/R10
Zoning

\$467
\$/BSF

10.0
FAR

IPRG

PROPERTY INFORMATION

1678 THIRD AVENUE



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 1678 Third Avenue, a premier 17-unit mixed-use property located between 94th and 95th Streets in the heart of Manhattan's prestigious Upper East Side. This 5-story corner building spans 8,360 square feet and features 16 studio apartments with a separate eat-in kitchen. All residential units will be delivered vacant upon sale. The ground-floor commercial space, currently occupied by The Barking Dog, can be delivered vacant via the execution of the existing buy-out clause in the lease.

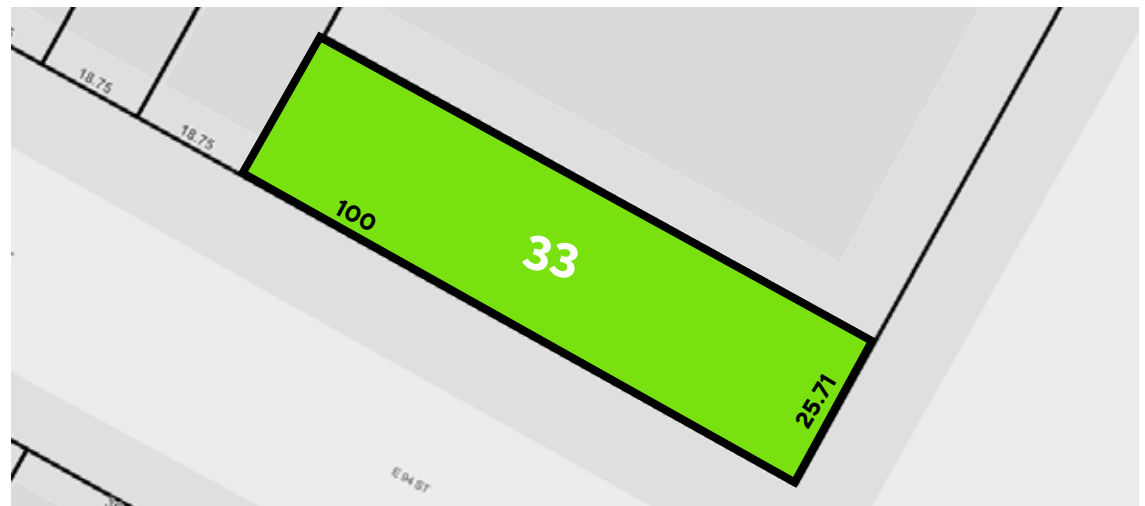
The building dimensions are 23' x 75' on a 25.67' x 100' lot which is zoned C2-8/R10. The floor area ratio (FAR) provides approximately 17,302 square feet of additional air-rights and a total of 25,670 buildable square feet as-of-right as a ground-up development site. With 125 feet of wrap-around frontage along Third Avenue and East 94th Street, this property offers exceptional visibility, accessibility, and long-term upside.

With its generous zoning and corner frontage, 1678 Third Avenue is a rare and exciting ground-up development opportunity in the heart of a high-demand residential and commercial corridor. Whether repositioned as a luxury residential property or developed as a new mixed-use asset, this site is ideal for investors and developers looking to make a statement in the Upper East Side.

BUILDING INFORMATION

BLOCK & LOT:	01523-0033
NEIGHBORHOOD:	Carnegie Hill
CROSS STREETS:	94th and 95th Street
LOT DIMENSIONS:	25.67 ft x 100 ft
TOTAL BUILDABLE SF:	25,670
ZONING:	C2-8/R10
FAR:	10
TAX CLASS / ANNUAL TAXES:	2 - \$129,135
NOTES:	Delivered Vacant

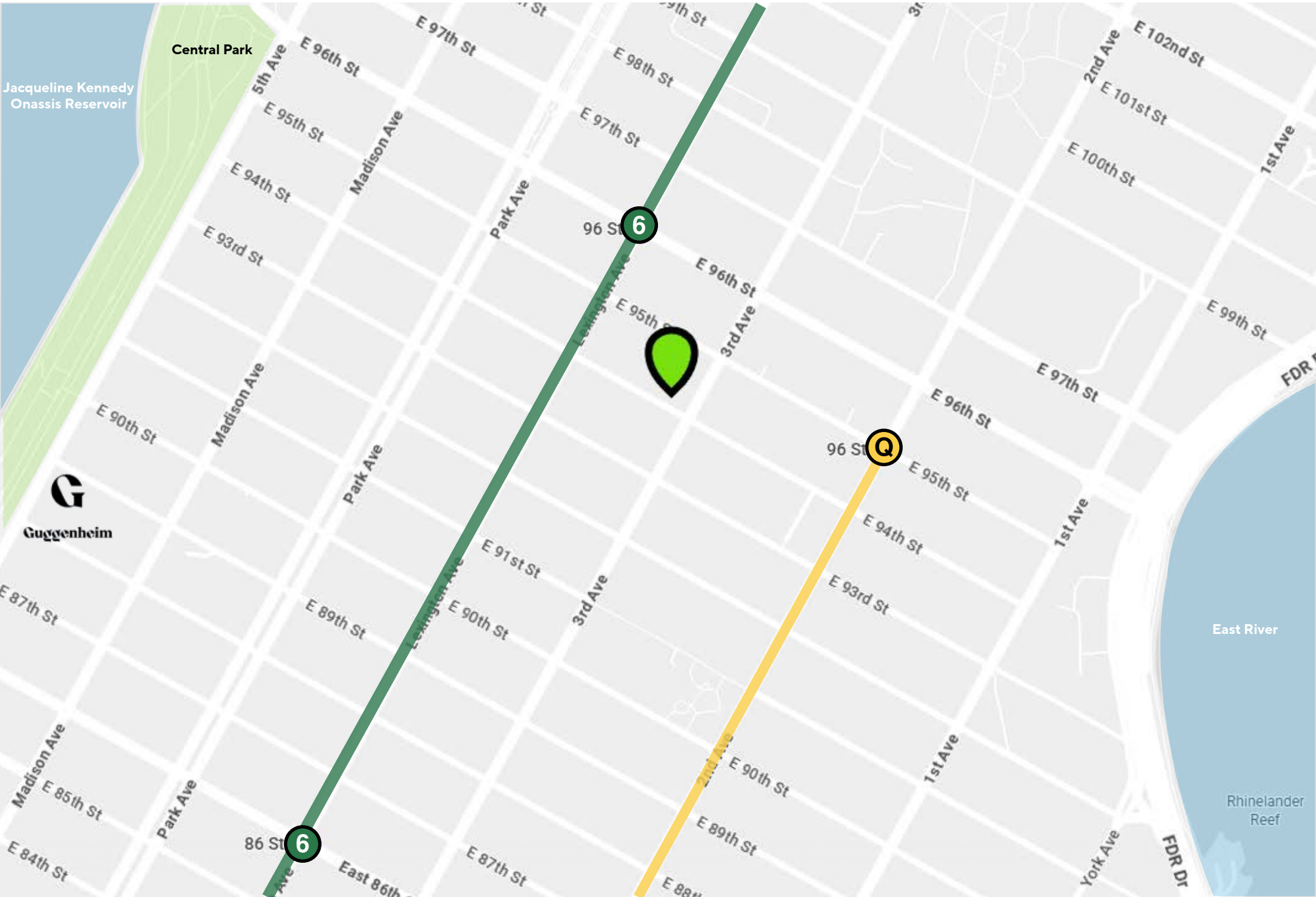
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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