

FOR SALE

110 Second Avenue, New York, NY 10003

26-Foot-Wide Townhouse in East Village

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present a unique acquisition opportunity – a vacant, 8,372 SF landmarked townhouse most recently used as an administrative and residential community facility building.

Grand, Extra-Wide Historic Red-Brick Townhouse

The five-story townhouse, consisting of a garden level and four upper floors, was formerly used as a community facility providing executive offices and a transitional shelter for women. The property is vacant and provides a unique redevelopment opportunity. The townhouse is a short distance from Tompkins Square Park and sits in an energetic neighborhood famed for its culture, retail, restaurants and nightlife.

INVESTMENT HIGHLIGHTS

- Delivered fully vacant
- First time available in nearly 150 years
- Historic Greek Revival landmarked townhouse
- Original period details including pocket doors, six marble fireplaces, window and door casings, and elegant grand staircase waiting for a buyer's touch
- Heart of one of NYC's most vibrant neighborhoods
- +-4,628 ZFA potential excess development rights
- Multiple exterior areas including ornate wrought-iron parlor balcony and oversized large rear terrace
- Bordering NYU and Cooper Union



ASKING PRICE: \$7,100,000

**DENHAM
WOLF**

For additional information and access to the virtual deal room please contact exclusive broker:

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PROPERTY DESCRIPTION

This individually Landmarked building, with 26 feet of frontage on the east side of Second Avenue, between East 6th and East 7th Streets, is offered with vacant possession. The townhouse, built in 1838 in the Greek Revival style, is the only survivor of four original row houses. The five-story, red brick building, which includes a garden level of approximately 102' depth, features a brownstone portico with Ionic columns and high stoop leading to the original Italianate paneled double doors. The parlor level has 13'8" ceiling heights with long parlor windows that lead to a large terrace to the rear and an ornate cast-iron balcony at the front. The property features an additional rear courtyard at garden level and retains some beautiful original details such as pocket doors, polished plaster columns, marble fireplaces, window and door casings, and an elegant grand staircase. Bring your architect when you tour this significant historic building with seemingly unlimited potential.

TAX MAP



PROPERTY SNAPSHOT

ADDRESS	110 Second Avenue, New York, NY 10003
LOCATION	Mid-block between East 6 th and 7 th Streets
BLOCK / LOT	448/4
LOT DIMENSIONS	26' x 125' (rectangular)
LOT AREA SF	3,250 SF
FRONTAGE	26' along east side of Second Avenue
YEAR BUILT	1838 (1988 renovation)
NUMBER OF FLOORS	5 above grade (including Garden Level)
CURRENT USE	Administrative offices and transitional shelter

ESTIMATED FLOOR AREA SUMMARY

FLOOR	SIZE (SF)	CEILING HEIGHT
4 th	1,430	8'9"
3 rd	1,430	10'
2 nd	1,430	11'10"
PARLOR	1,430	13'8"
GARDEN	2,652	8'5"
SUBTOTAL	8,372	-
CELLAR	1,430	6'3"
TOTAL	9,802	-

ZONING SUMMARY

ZONING	R7A , R8B, C2-5
RESIDENTIAL / C. FACILITY FAR	4.00
COMMERCIAL FAR	2.00
MAX ZFA	13,000 SF
BUILDING GROSS AREA	8,372 SF
POTENTIAL EXCESS DEV. RTS.	4,628 SF

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