

# CURTIN REALTY GROUP

## EXCLUSIVE

### Location, Location, Location



### Mixed-Use Townhouse

### 154 East 33<sup>rd</sup> Street, New York, NY 10016

### Between Lexington and Third Avenues

**\$1,500,000**

Four-story plus basement, 19' x 25', mixed-use townhouse located on the south side of dynamic, resurgent block in Murray Hill near Kips Bay theater complex and NYU Medical Center. Currently configured as a single family townhouse with six bedrooms and three baths. There is a commercial unit in the full, partially finished, basement with separate entrance. Delivered vacant as an excellent opportunity for the user/investor/developer. Lot dimensions are 19' x 25'. Zoning is R8-B. Projected real estate taxes of approximately \$25,000. As is - needs renovation.

Exclusive Agent:  
Jill Curtin 212-686-9002



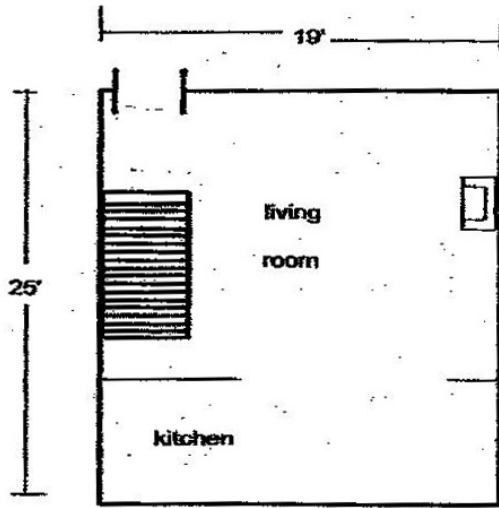
CURTIN REALTY GROUP, LTD.



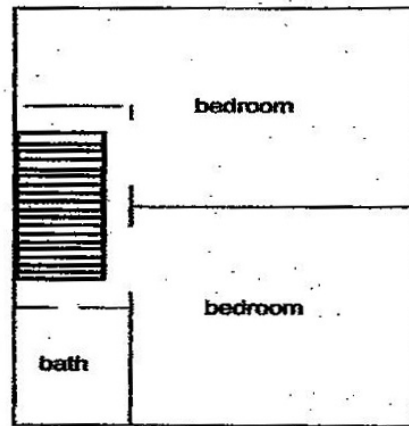
288 Lexington Avenue, New York, NY 10016 T: (212) 686-9002 F: (212) 686-6691

# 154 East 33<sup>rd</sup> Street Mixed-use Townhouse

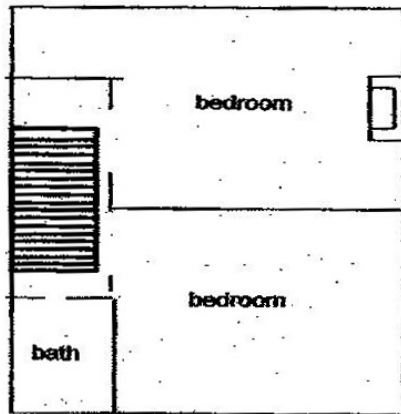
GLA = 1,900 +/- SQUARE FEET  
(Basement not shown)



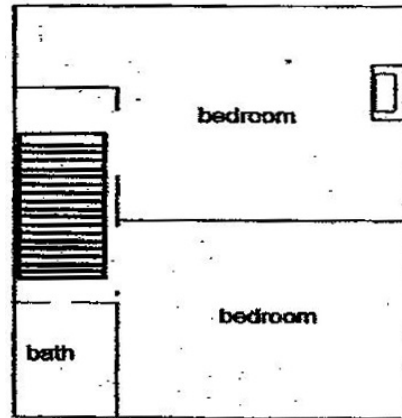
1<sup>st</sup> Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



4<sup>th</sup> Floor

All information regarding the floor plan is from sources deemed reliable. However, Curtin Realty Group, Ltd., cannot assure its accuracy and bears no responsibility for any errors, omissions, or misstatements. The plan is for representation purposes only and should be used as such by the prospective purchaser. All dimensions are approximate and should be re-measured for accuracy.