

1479 First Avenue New York, NY 10075

FOR SALE

Historic 19th Century Townhouse Multifamily plus Retail

Price upon Request

- ◆ Two residential apartments
- ◆ One fully fixtured, vented restaurant
- ◆ Can be delivered vacant
- ◆ New mechanicals in residential
- ◆ Renovated in 2016
- ◆ Perfect for investment or live-plus-income property
- ◆ Annual Taxes: \$63,940.00

Five story, 19th Century mixed use townhouse. The building was used solely a restaurant until about 1997 when the top three floors were converted for residential use. The second floor, formerly restaurant, seating, has now been renovated into a contemporary two-bedroom apartment. The top floor triplex is fully renovated and has three bedrooms with a full floor kitchen with professional grade appliance, facing a large great-room. There is also a Jacuzzi tub, and 220 SF of outdoor deck.

Heating and cooling systems were completely replaced in 2016.

The ground floor is currently the home of the popular Spice Thai restaurant and will be delivered vacant.



SIGNATURE

Michael Pinney
Signature Partners, LLC
(212) 813-3573
pinney@signaturepartners.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals.

1479 First Avenue

New York, NY 10075

Property Address:	1479 First Avenue New York, NY 10075
Property Location:	At the northwest corner of 77th Street
Building SF:	4,738 SF
Blocks/ Lots:	Block 1452, Lot 23
Lot Frontage / Depth:	26.2 feet of frontage along First Avenue and a depth of 39.75 feet, 66 feet wraparound.
Site Size / Shape:	The site is rectangular and equals 1,040 square feet.
Air Rights:	FAR in the area is 10, but total building size is limited by height restriction. Consult an architect for accurate information.
Zoning:	C2-8
Taxes — 2017/2018	\$63,940.00

The logo for Signature Partners, LLC features the word "SIGNATURE" in a bold, black, sans-serif font. The letters are contained within a blue rectangular border that has a slightly irregular, hand-drawn appearance.

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History

While the date of construction is shown in city records as 1910, the address appears as that of Mrs. L Hagedorn in a book listing liquor wholesalers dating from 1875. It appears again in 1888 as the address of an architect named Jacob S. Hausman who is credited with designing several buildings on the Upper East Side. By 1895 the address is credited to Antonio Palmero who, by resolution of the city council and endorsement by his local alderman, was permitted to erect a stand for the sale of fruit, soda-water, newspapers and periodicals within the stoopline” of the building.

For most of the late 20th Century, the building, then just 3 stories, was home to several clubs and restaurants, including one owned by John Klett who received a liquor license for the property in the 1940s, Hurlihey’s Restaurant in the 1980s, and most recently, Spice Restaurant which presently occupies it.

The second floor of the building was seating for the various restaurants until being renovated in about 2000 when two additional floors were added including a triplex apartment and second floor office space. In 2016 the second floor was converted to a two bedroom residential apartment and the certificate of occupancy amended to reflect that status.

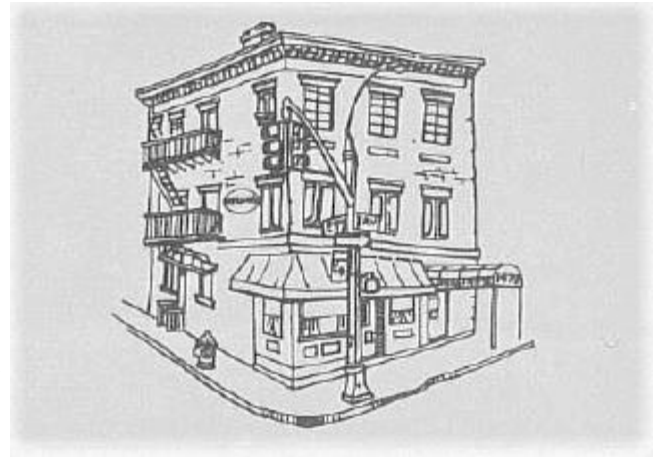


Illustration from a matchbook from Hurlihey's Restaurant that occupied the building in the 1980s.

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Floor Area

1st Floor 1040 sq ft.

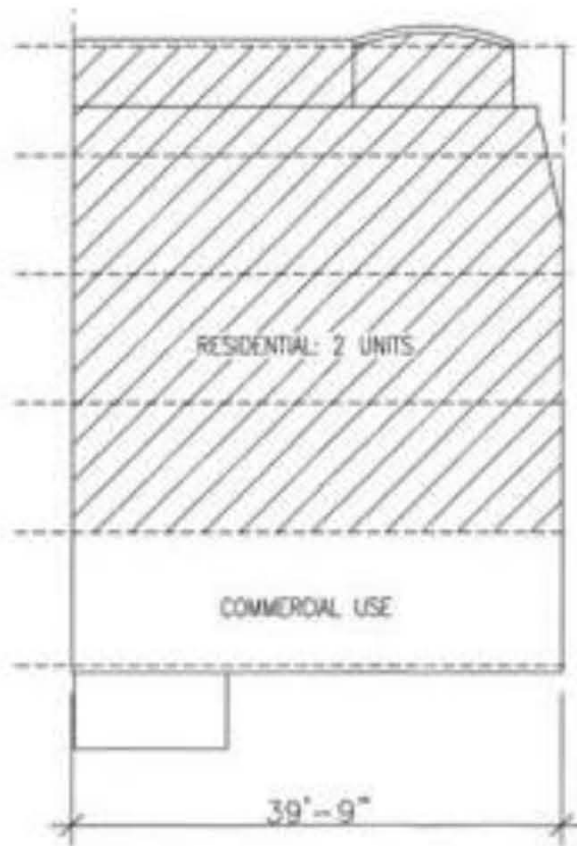
2nd Floor 1040 sq ft.

3rd Floor 1040 sq ft.

4th Floor 1040 sq ft.

5th Floor (Penthouse) 578 sq ft.

Total 4738 sq ft.



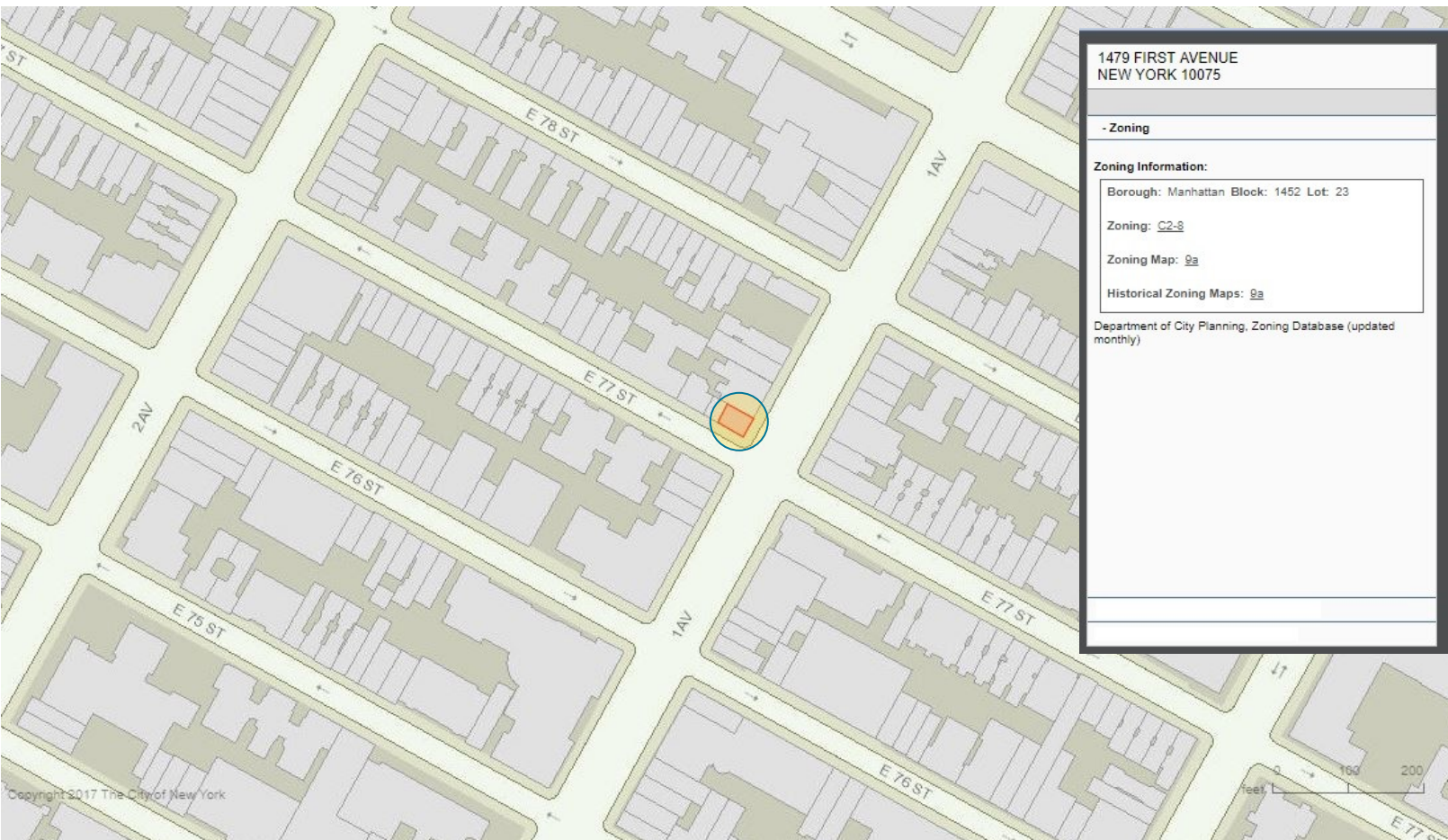
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Zoning Map



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ZONING ANALYSIS

	ZONING INFORMATION		
	ADDRESS	1479 1ST AVE	
	AKA	N/A	
	BLOCK	1452	
	LOT	23	
	BIN	1045209	
	MAP	9a	
	ZONING DISTRICT	C2-B	
	SITE DESCRIPTIONS		
	LOT AREA :	1040 S.F.	1040.00 S.F.
	USE REGULATIONS		
	1-9,14		
ZR 23-(11~14)	PERMITTED USES		
	RESIDENTIAL APARTMENTS U.G. 2	PERMITTED	
	EATING AND DRINKING ESTABLISHMENT U.G. 6	PERMITTED	
	MAX. #FLOOR AREA RATINGS#		
ZR 35-23	MAX. F.A.R. For RESIDENTIAL (RES. DISTRICT EQUIVALENT R10)		
	10		
ZR 23-145	RESIDENTIAL FLOOR AREA ATTAINABLE	1040.00x10.00S.F.=10400.00S.F.	10400.00 S.F.
	PROPOSED RESIDENTIAL FLOOR AREA	<SEE FLOOR ARE CALCULATION>	3698.00 S.F.
	THEREFORE, PROPOSED	3698.00 S.F.<10400.00 S.F.	O.K.!!
ZR 33-122	MAX. F.A.R. For COMMERCIAL		
	2		
	COMMERCIAL FLOOR AREA ATTAINABLE	1040.00x2.00S.F.=2080.00S.F.	2080.00 S.F.
	PROPOSED RESIDENTIAL FLOOR AREA	<SEE FLOOR ARE CALCULATION>	1040.00S.F.
	THEREFORE, PROPOSED	1040.00 S.F.<2080.00 S.F.	O.K.!!
	TOTAL PROPOSED FLOOR AREA	<SEE FLOOR ARE CALCULATION>	4738.00 S.F.
	THEREFORE, PROPOSED	4738.00 S.F.<10400.00 S.F.	O.K.!!
	MAX. #LOT COVERAGE# & MIN. OPEN SPACE FOR RESIDENTIAL		
ZR 23-141	MAX. REQUIRED LOT COVERAGE	CORNER LOT	100%
	PROPOSED LOT COVERAGE	1040 S.F./1040 S.F.=100%	100%
	THEREFORE, PROPOSED	O.K.!!	
ZR 23-22	DENSITY		
	MIN. GROSS AREA PER DWELLING UNIT	790	
	MAX.NUMBER OF DWELLINGS=(LOT AREA)(MAX RESIDENTIAL FAR) - NON-COMFORTED COMMERCIAL AREA/FACTOR (1040.00S.F.X10.00-1040.00)/790S.F. =11.85		
	12		
	NUMBER OF EXIST'G DWELLING UNITS	1	
	NUMBER OF NEW DWELLING UNITS	1	
	TOTAL NUMBER OF DWELLING UNITS PROPOSED	2<12 (OK!)	2
	YARD REGULATIONS		
ZR 23-45	MIN. FRONT YARDS	N.R.	
	PROVIDED	0	
ZR 23-462	MIN. SIDE YARD	N.R.	
	PROVIDED	0	
ZR 23-441	MIN. REAR YARD CORNER LOT NO REAR YARD	N.A.	
	PROVIDED	N.A.	
ZR 23-60	BUILDING HEIGHT & SETBACK REGULATIONS		
ZR 23-632	MIN/MAX BASE WALL HEIGHT	60'/85'	
	PROVIDED	50'2	
	MAX. BUILDING HEIGHT BY SKY EXPOSURE PLANE		
	PROVIDED	50'2	
	EXPOSURE PLANE	1 TO 5.6	
	PARKING REGULATIONS		
ZR 25-23	40% OF 5 DWELLING UNIT	3X40% =1.20	
	TOTAL PARKING SPACES REQUIRED	1	
ZR 25-261	MAX. # PARKING SPACE WAIVED	15	
	PROVIDED	n	
ZR 25-80	BICYCLE PARKING		
ZR 25-811	BICYCLE PARKING SPACES	USE GROUP 2: 1 PER 2 DWELLING UNITS	2
	PROVIDED	<10 DWELLING UNITS, WAIVED	0
ZR23-03	STREET TREE PLANTING		
	ONE PER 25' OF STREET FRONTAGE DEVELOPMENTS, OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20 PERCENT OR MORE. NO ENLARGEMENTS, NO INCREASE FLOOR ARE/ N.R.		

APPLICANT	
JUNG WOR CHIN ARCHITECT 41 Mott St., 4th Fl, New York, NY 10013 Tel: (212)334-9897 Email:jwchinaia@gmail.com	
FILING REPRESENTATIVE	
 ONSS DESIGN & EXPEDITING, INC. 71-16 Calamus Ave Woodside, NY 11377 Tel: 347-924-9816 FAX: 347-924-9828 Email: onssdesign@yahoo.com	
PROJECT	
1479 1ST AVE, NEW YORK, NY 10075	
JOB TYPE: ALT-1	
WORK TYPE(S) <input type="checkbox"/> PL PLUMBING <input type="checkbox"/> FS FUEL STORAGE <input type="checkbox"/> EQ CONSTRUCTION EQUIPMENT <input type="checkbox"/> MH MECH/HVAC <input type="checkbox"/> SD STANDPIPE <input type="checkbox"/> FF FIRE SUPPRESSION <input type="checkbox"/> BL BOILER <input type="checkbox"/> SP SPRINKLER <input type="checkbox"/> CC CURB CUT <input type="checkbox"/> FB FUEL BURNING <input type="checkbox"/> FA FIRE ALARM <input type="checkbox"/> OTHER	
SHEET TITLE	
ZONING ANALYSIS	
R.A.P.E. JUNG WOR CHIN	
SEAL & SIGNATURE	DATE: 01/18/2015 PROJECT NO: 103701013 DRAWN BY: ONSS CHK'D BY: - DWG NO: Z-001.00 CAD DWG FILE: Z-001.00 ZONING ANALYSIS.DWG
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