



The Manhattes Group LLC

323

East 58th Street
New York City

Building For Sale With Plans In Place To Expand And Renovate Building To 10,000 Square Feet Above Grade \$9,500,000



- Delivered Vacant
- Zoned R8B multifamily as of right
- Community Facility use, as of right, ideal for consulate office
- 30' of frontage on East 58th Street
- Not in landmark district
- 10,000 sq ft buildable
- Residential tree lined block

Jamison Weiner x12

The Manhattes Group LLC 1151 Broadway Floor 3 South New York, NY 10001

212-334-4666

jweiner@manhattes.com

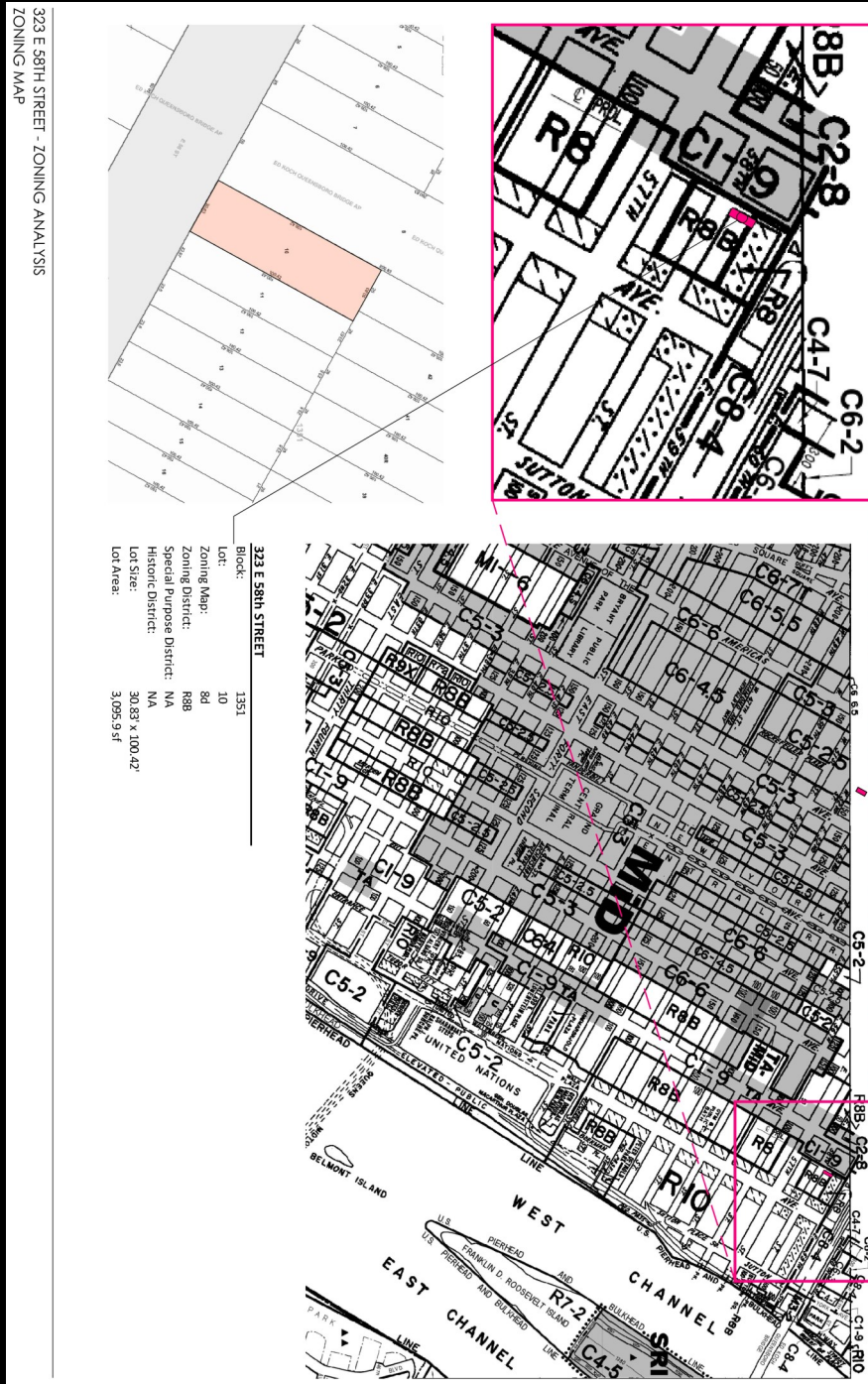
www.Manhattes.com



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Location



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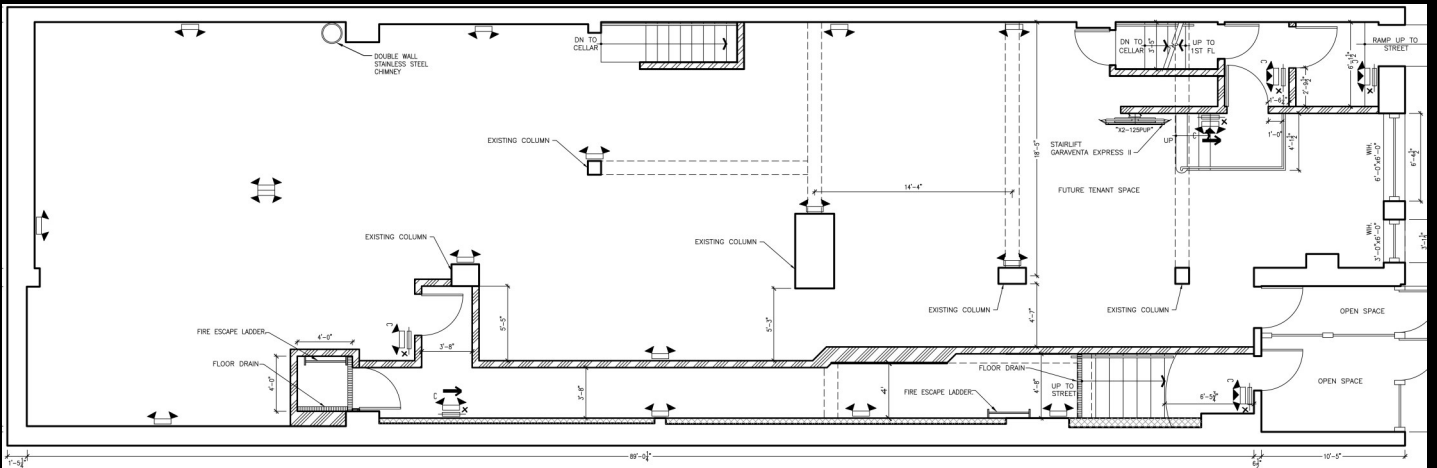


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Proposed Basement & Existing Cellar Floor Plans

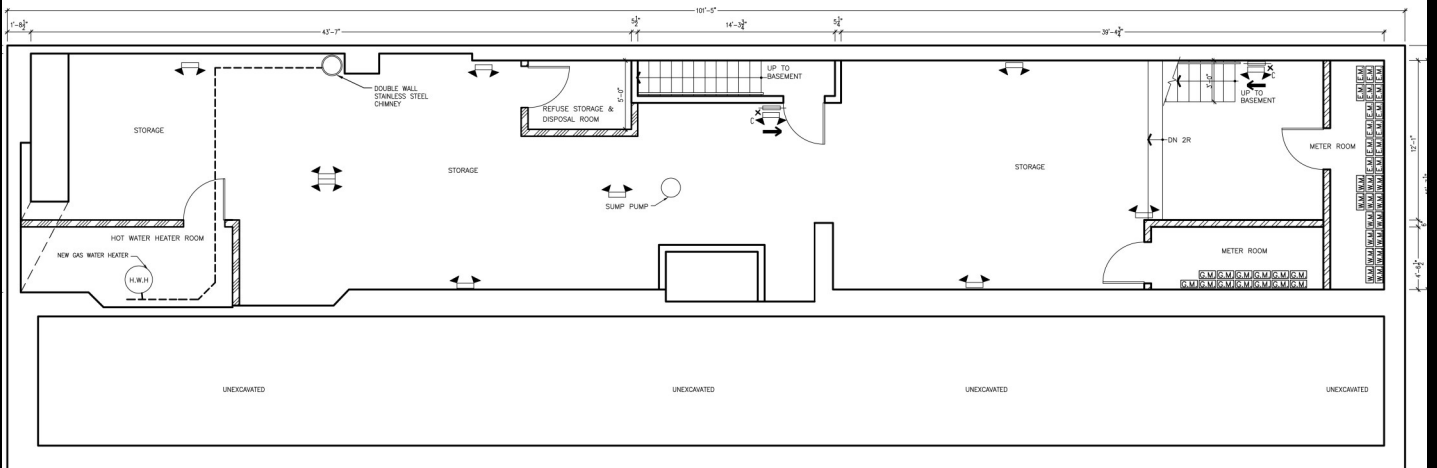


PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

INCLINED PLATFORM WHEELCHAIR LIFT BY GARAVENTA EXPRESS II - PLATFORMS WITHOUT ARMS

PLATFORM SIZE	PLATFORM WIDTH	PLATFORM LENGTH
STD	800mm (31 1/2")	1250mm (48 1/4")



EXISTING CELLAR FLOOR PLAN

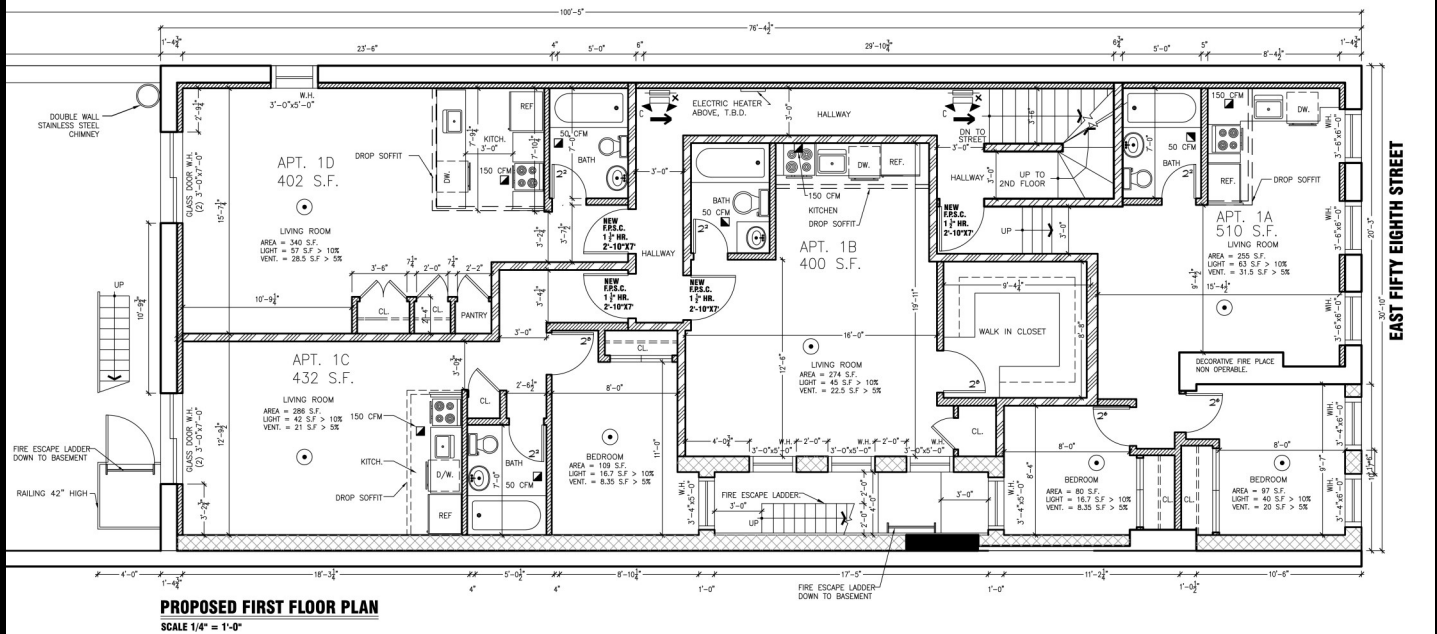
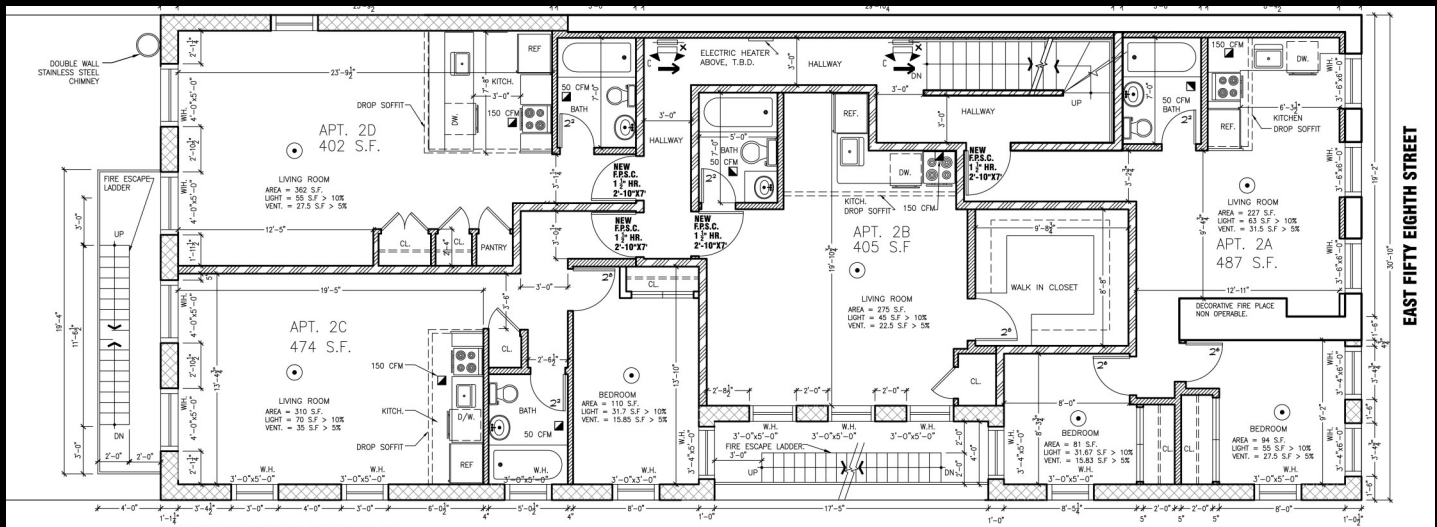
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Proposed First & Second Floor Plans



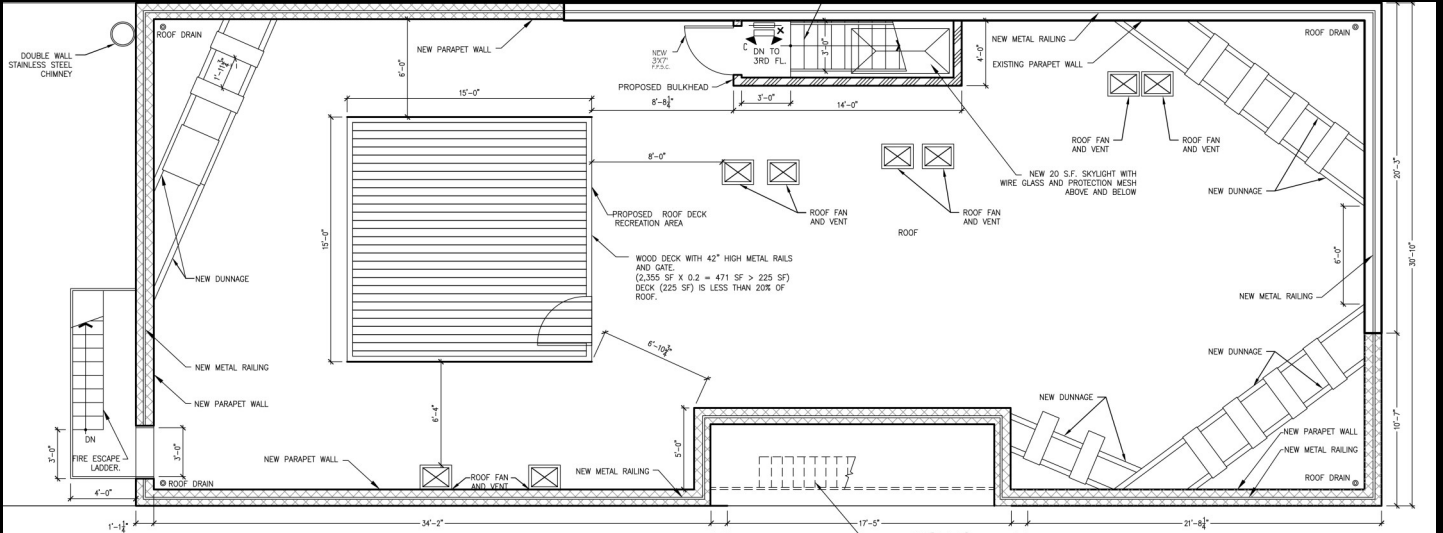
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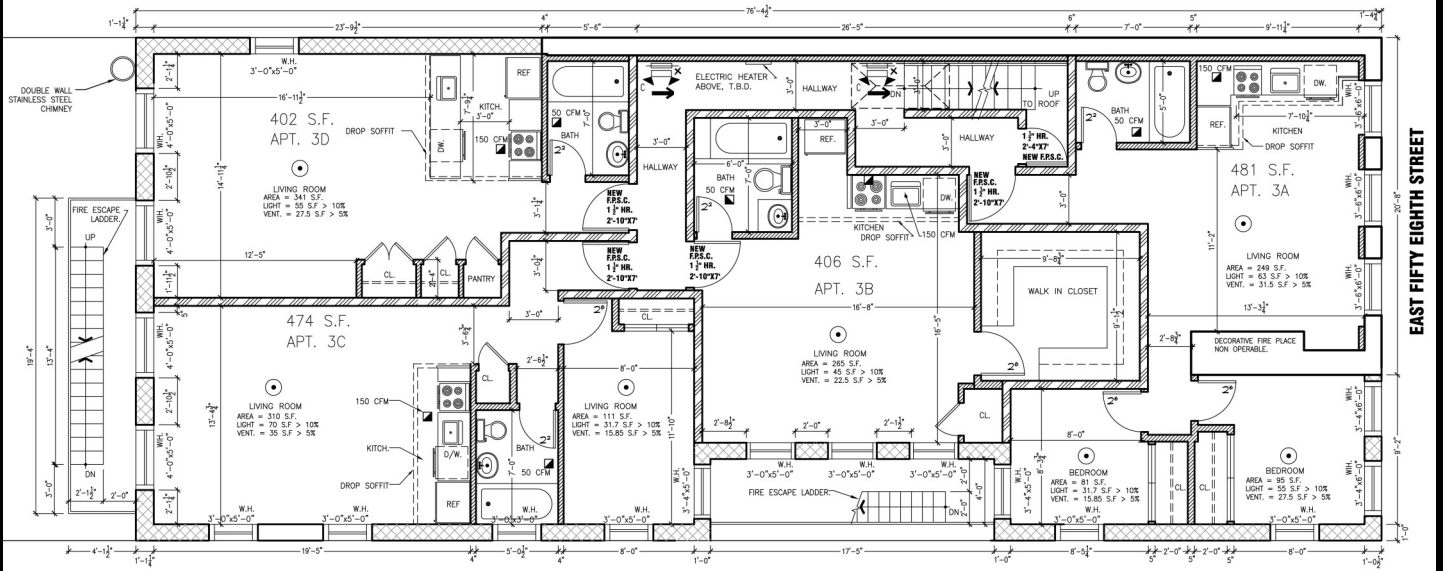
Proposed Third Floor & Roof Plans



PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

NOTES

- 1) 42" HIGH RAILS WITH 5" MAX. BALUSTER SPACING AT BALCONIES TERRACES, LANDINGS AND RAISED PLATFORMS.
- 2) NO COMBUSTIBLE CONSTRUCTION WITHIN 3'-0" OF LOT LINE.



PROPOSED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

EAST FIFTY EIGHTH STREET