



41 East 62nd St.

Mixed-Use Townhouse | Lenox Hill | Web ID #5200793



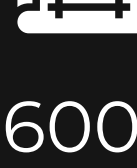
17

Rooms



5

Baths



16000

Area (SQFT)

[Floor Plan](#)

\$40,000,000

Monthly Taxes: \$27,654

[Contact Agent](#)

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Culture



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Hear



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Wellness



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Nourish

Pets



Play



Care



Spoil

Culinary



Starred



Caffeine



Scene



Al fresco



Market

The Property

35-FOOT WIDE TROPHY PROPERTY FOR MIXED USE, COMMUNITY FACILITY OR SINGLE-FAMILY CONVERSION

41 East 62nd Street was originally built as a stable for Elbridge T. Gerry, a prominent lawyer whose mansion was located on Fifth Avenue and 60th Street. Alfred Zucker, the original architect for the property, constructed a three-story stable with a remarkably sophisticated façade that married neo-Tudor and Gothic Revival elements. The distinguished façade we now see was the result of an alteration in 1946. It is constructed of red brick laid in English bond with a recessed doorway at the east end of the property. Iron railings and stone lintels adorn the second-floor windows, while balustrades are set below the front slate mansard roof on the fourth floor where dormer windows were planned to be installed plus a setback fifth floor.

The lot is approximately 35 feet by 100 feet with the building built 70-feet deep. The property consists of approximately 16,000 square feet spanning five floors plus a full basement. Currently the remaining 35-foot by 30-foot two-story space in the rear is enclosed with a glass roof and was used as a community facility.

The floors are generally finished as white box, with open layouts. Up to 5,900 square feet may be allocated for commercial/office space use with the remaining square footage used as residential and/or community facility. For those interested in strictly residential use, it can easily be converted into a majestic single-family mansion with space to house all the requisite modern luxuries and amenities. It is also ideal for a foundation, an embassy or consulate, or live/work situation with gallery/studio or private family office below. A commercial elevator services all floors and an open staircase runs through the entire building.

41 East 62nd Street may be purchased individually or with 35 East 62nd Street, a 40-foot wide, 25,000 sq. ft. commercial office building, which may be used "as is" or converted to residential or mixed use as well.

When combined the two offer otherwise impossible to find opportunities to create:

Option 1:

A grand residence with an adjoining amenity building that includes a basketball court, spa, fitness room, swimming pool, guest suites, and separate staff and security residences.

Option 2:

A grand residence with an adjoining legal family office or foundation, gallery, guest suites plus staff and security quarters.

Option 3:

Multiple-unit family compound with adjoining family office/foundation/ gallery and amenity building.

Option 4:

Modern fully immersive luxury office "experience" building complete with private spa and wholeness floor, fitness and sports facilities, lounge areas, private bar, private ballrooms for special events, theater for launches and presentations, and residences that can be used by executives and staff.

The once in a lifetime opportunity to combine two buildings of this prominence would result in an unprecedented '75' on East 62nd Street and approximately 40,000 of interior square footage set on lots 100' deep with South-facing facades. The possibilities are simply endless.

Features

Monthly cost

Price: \$40,000,000

Common Charges: \$0

Mortgage: \$210,752

Taxes: \$27,654

\$238,406
Monthly Cost

Mortgage Calculator

Interest Rate: 6.9%

Sale Price: \$40,000,000

Down Payment: 20%

Term: 30 Years

The Building



39 EAST 62ND STREET

1896

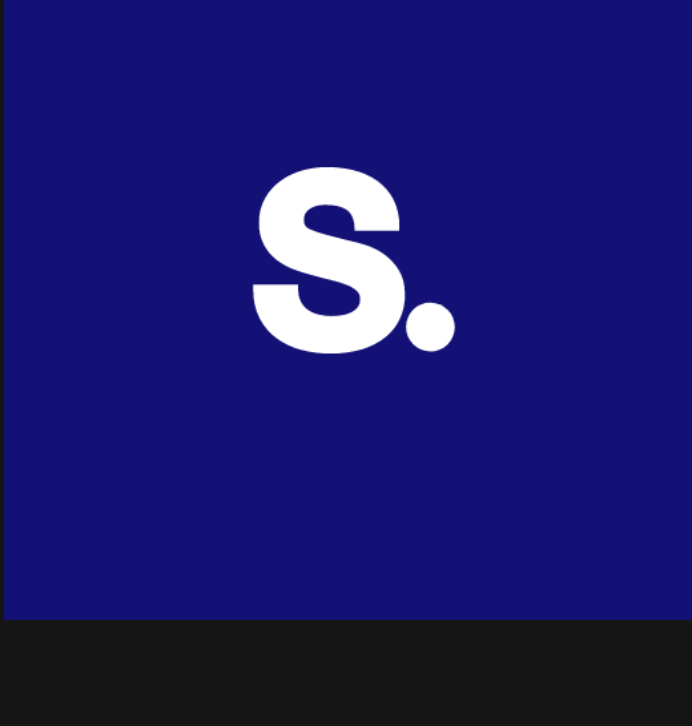
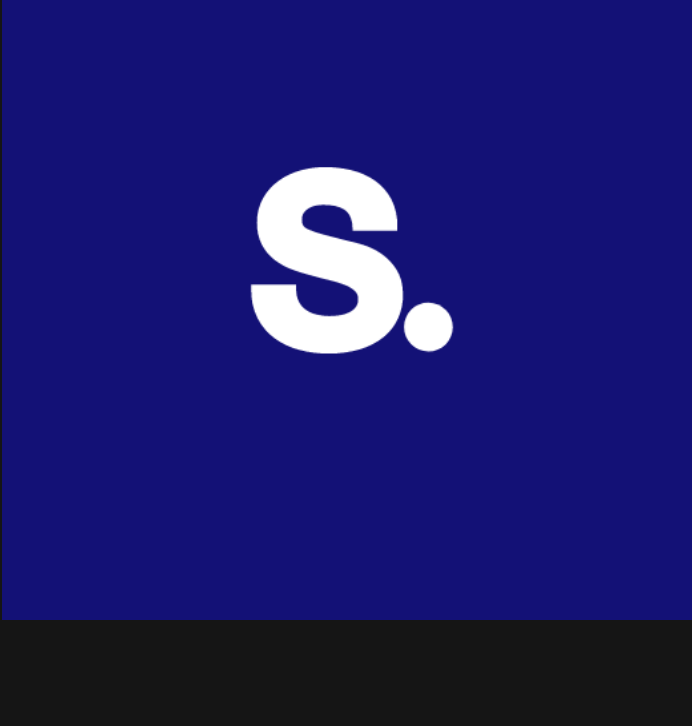
Year Built

5

Stories

SERHANT. WINDOW®

Upper East Side



The Neighborhood

Upper East Side

An upscale residential haven renowned for its elegance and glamour, the Upper East Side is marked by a pretty blend of luxurious townhouses and historic apartment buildings. The neighborhood is synonymous with fine dining and high-end shopping, and the presences of Museum Mile and Central Park add world-class culture and lush greenspace.

[Eat & Drink](#) [Shopping](#) [Schools](#) [Transportation](#)

The Lowell Hotel

28 East 63rd Street,
New York

TAO Uptown

42 East 58th Street,
New York

Daniel

60 East 65th Street,
New York

Quality Meats

57 West 58th Street,
New York

Nobu Fifty Seven

40 West 57th Street,
New York

LAVO Italian

39 East 58th Street,
New York

The Russian Tea Room

150 West 57th Street,
New York

FIG & OLIVE

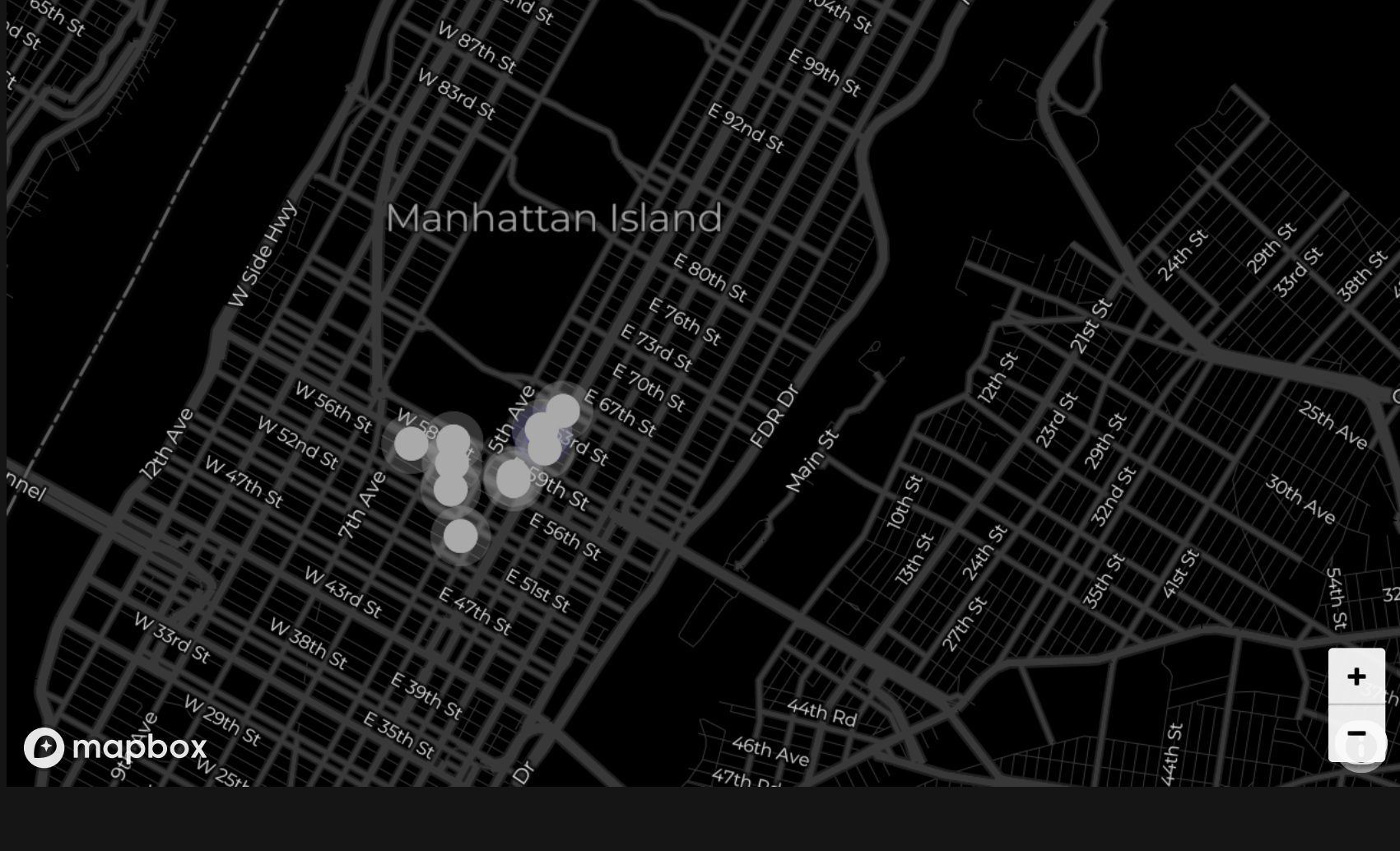
10 East 52nd Street,
New York

Michael's

24 West 55th Street,
New York

The Regency Bar & Grill

540 Park Avenue, New
York



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