



14-16 EAST 73RD STREET

Two Contiguous Townhouses. Steps From Central Park. Offered Separately or Together.

14-16 EAST 73RD STREET

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14-16 EAST 73RD STREET



Executive Summary

JLL is pleased to present a once-in-a-lifetime opportunity to acquire 14 & 16 East 73rd Street, two adjacent townhouses on one of Manhattan's most prestigious blocks. Located on the south side of East 73rd Street between Madison and Fifth Avenues, mere steps from Central Park, these properties offer the potential to create an extraordinary 45-foot-wide mansion, a true rarity in New York City's storied Upper East Side.

These elegant properties, both dating back to the late 19th century, currently stand as separate multi-unit dwellings. Each building is equipped with its own elevator, providing convenient access throughout.

Together, they encompass over 19,300 square feet, presenting an unparalleled canvas for transformation into a single, palatial residence. The combined forty-five foot width allows for expansive living spaces, grand entertaining areas, and luxurious private quarters.

Situated on one of Manhattan's most coveted blocks, this offering sits directly across from the well-known, Stanford White designed, Pulitzer Mansion. 14 & 16 East 73rd Street provide unparalleled access to the best of New York City living – from world-renowned museums and Michelin-starred restaurants to high-end Madison Avenue retail and the lush expanse of Central Park.



14 East 73rd Street Property Information



Address	14 East 73rd Street New York, NY 10021
Location	Located on the south side of East 73rd Street between 5th and Madison Avenues on the Upper East Side.
Block / Lot	1387 / 64
Building Dimensions	22.5' x 100'
Stories	5
Elevator	Yes
Gross SF (Approx.)	9,505
Year Built	1910
Historic District	Upper East Side Historic District

Price: **\$21,000,000**

Property Description

The Harriet M. Spraker Mansion, 14 East 73rd Street, is a historic single-family townhouse on a tree-lined block in Manhattan's prestigious Upper East Side. This five-story Neo-Renaissance gem, built in 1896, offers over 9,505 square feet of living space with ceiling heights ranging from 10' to 12' throughout, creating an airy, grand atmosphere. The property features historic details, showcasing the architectural splendor of its era, most notably an original English Oak Staircase that serves as a stunning centerpiece.

The mansion presents an exceptional opportunity for conversion into a grand single-family residence. The existing layout allows for a seamless transformation

into a modern townhouse, capitalizing on the property's expansive square footage, architectural integrity, and period charm while offering the potential to incorporate contemporary amenities.

The mansion is presently configured as a multifamily residence with eight units spread across its five stories with an elevator servicing each level of the townhouse – a rarity for a building of this period. This layout showcases the versatility of the space, accommodating multiple residences while maintaining the building's historic character.



16 East 73rd Street Property Information



Address	16 East 73rd Street New York, NY 10021
Location	Located on the south side of East 73rd Street between 5th and Madison Avenues on the Upper East Side.
Block / Lot	1387 / 63
Building Dimensions	22.58' x 100'
Stories	5.5
Elevator	Yes
Gross SF (Approx.)	9,873
Year Built	1906
Historic District	Upper East Side Historic District

Price: **\$22,000,000**

Property Description

Nestled in the heart of Manhattan's Gold Coast, the Chester Beatty Mansion is located at 16 East 73rd Street. With its English neo-Classical facade, this offering stands as a testament to timeless elegance. This stately townhouse, constructed in the early 1900s, features soaring ceiling heights and period details throughout, preserving the architectural splendor of its era. It is currently five stories, with a rusticated limestone base and French windows with iron Juliet balcony on the second floor. A coveted Upper East Side location, combined with generous natural light, elevator and historic detail make this offering ideal for a grand single family mansion restoration.

A standout feature of this remarkable property is its rooftop deck, offering breathtaking views of Central Park and providing a private outdoor oasis in the heart of the city. This unique amenity adds significant value and lifestyle appeal to an already exceptional property.

Currently serving as a multi-unit dwelling, this property presents a compelling opportunity for astute buyers. The existing configuration can be reimagined as a luxurious single-family home, offering the rare chance to craft a modern masterpiece behind a classic façade. With its generous proportions and prime location, the possibilities for customization are boundless.



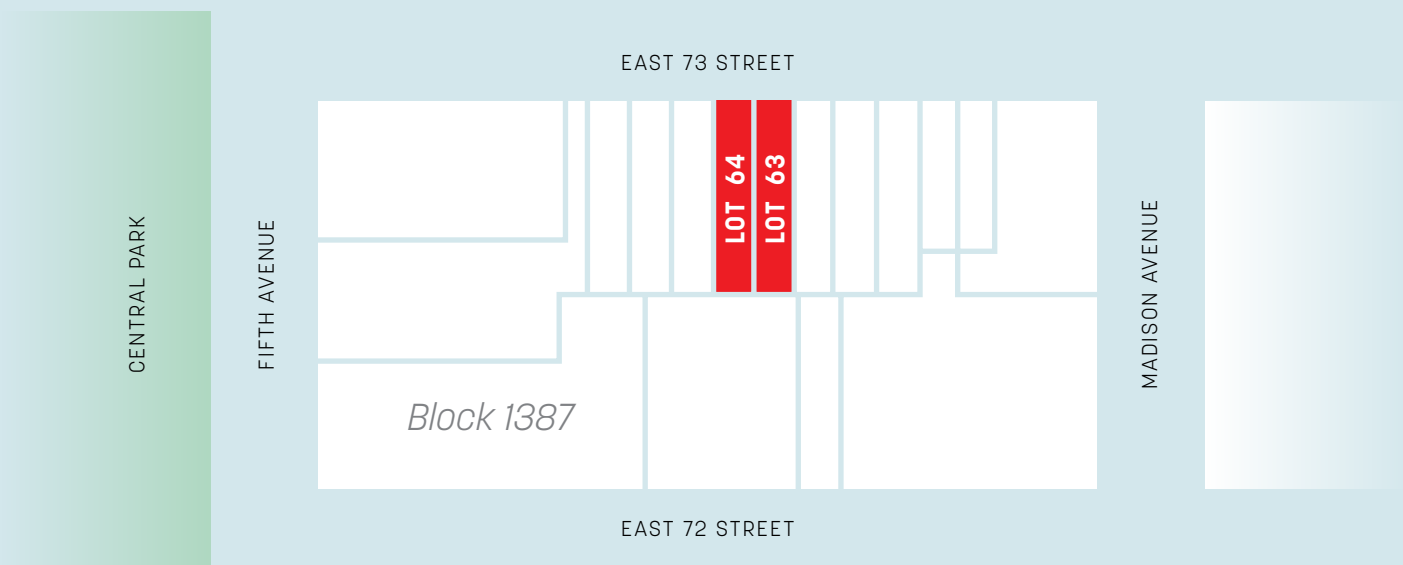
14 & 16 East 73rd Street Property Information

Address*	14-16 East 73rd Street New York, NY 10021		
Location	Located on the south side of East 73rd Street between 5th and Madison Avenues on the Upper East Side.		
Block / Lot	1387 / 64 & 63		
	14 EAST 73RD ST	16 EAST 73RD ST	TOTAL
Building Width	22.5'	22.58'	45.08'
Stories	5	5.5	-
Gross SF (Approx.)	9,505	9,873	19,378
Year Built	1910	1906	-
Historic District	Upper East Side Historic District		

*Offered Separately or Together

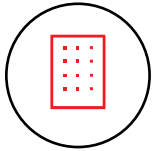
Price: **\$43,000,000**

Tax Map





Offering **Highlights**



RARE

14 and 16 East 73rd Street presents a rare opportunity in the Upper East Side real estate market. Buyers have the flexibility to either acquire both properties and combine them into an expansive single residence, or purchase individually to create a classic Upper East Side townhouse.



HISTORIC

With either property, a discerning buyer is presented with a blank canvas to reimagine and renovate, allowing for the creation of a truly personalized Upper East Side townhouse that seamlessly blends historic charm with modern luxury, tailored precisely to their lifestyle and aesthetic preferences.



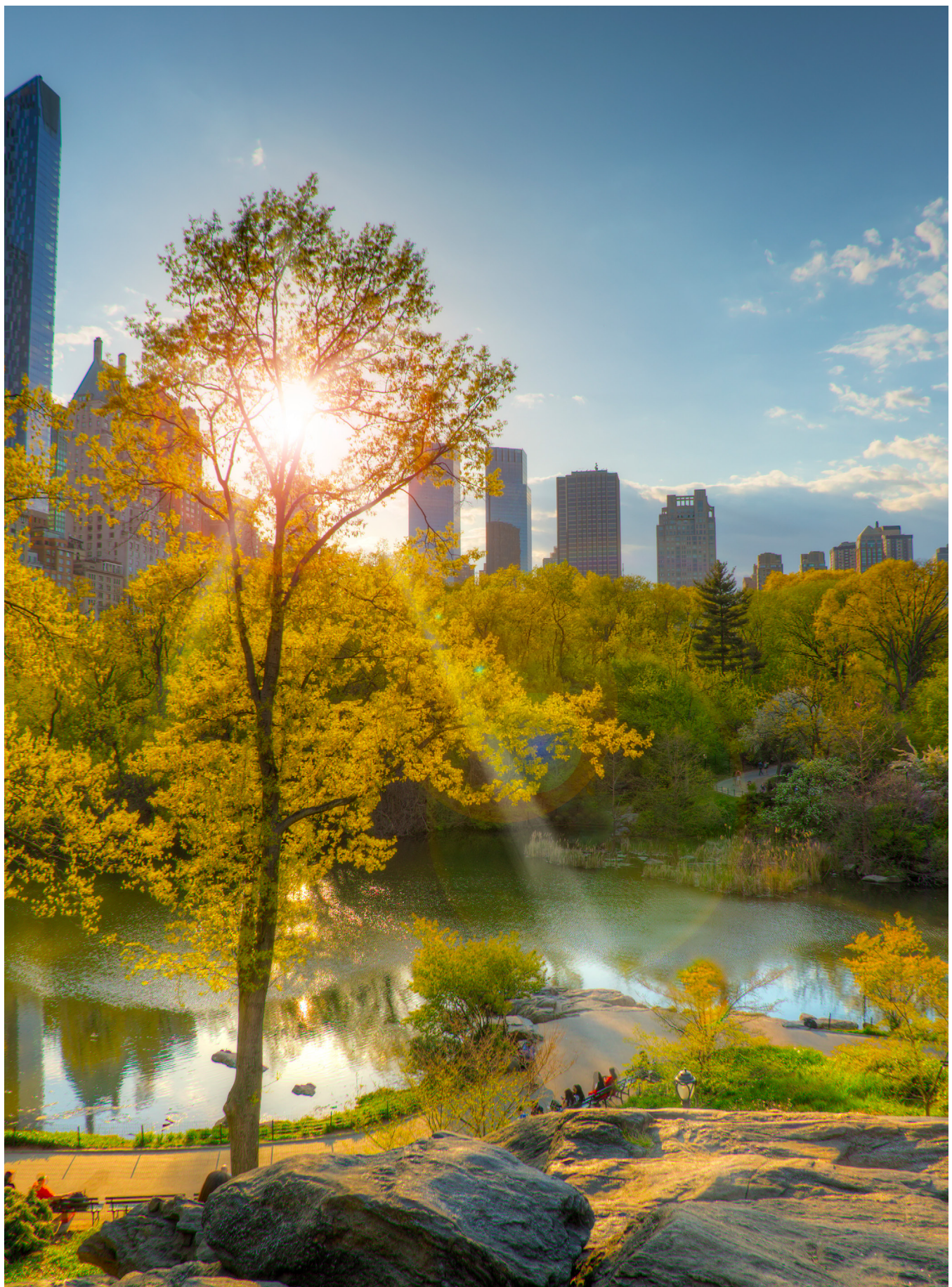
UNPARALLELLED LOCATION

Unparalleled New York City location on East 73rd Street in the highly coveted pocket between 5th and Madison Avenues – steps from Central Park, the Metropolitan Museum of Art, and the best shopping and eating New York has to offer.



146 EAST 73RD STREET





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For more information, please contact exclusive agents

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