

Layout

65 Irving Place, New York, NY 10003

Existing Set-up: Currently a mixed use townhouse First two floors commercial. Five Stories plus a cellar. This wonderful property lends itself to a glorious single family home or a myriad of business ventures.

First Floor: Beautiful corner ground floor with great exposure looking out to the premier corner of Irving Place and 18th street. Three separate entrances (One on Irving, Two on 18th street). 23X85'.

Second Floor: Excellent light floods the second floor. Interior stairs from the first floor makes it ideal for any store, restaurant or other commercial venture. 14X61.

A separate studio apartment with its own entrance is located on the 18th street side. Sleeping/sitting area, galley kitchen and full bath. Approx. 500sf.

Third Floor: A gracious entry foyer opens to a full floor that has a living room with a decorative fireplace. Large power room and laundry room An extraordinary kitchen and dining area opens to a spectacular decked and planted terrace. This is the ultimate entertaining combination.

Fourth Floor: Two spacious bedrooms and/or sitting room with decorative fireplace. Lovely marble bath with south facing windows. An elegant decked and planted terrace off the sitting room completes this private oasis.

Fifth Floor: Two sunflooded private additional spacious bedrooms and/or sitting room with private bath.

Basement: Work room with galley kitchen and bath. Boiler room and mechanics.