FOR SALE

822

10th Avenue, New York, NY 10019

Impeccably Maintained Tax Class 2B Building
with 8 Luxury Free-Market Units & Retail



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822 Tenth Avenue is a 6-story, mixed-use building with 8 luxurious apartments and 1 store. A full-scale gut renovation and enlargement resulted in a new CofO issued in 2007. A sixth floor was added, cellar dug out, new front facade, rear wall, roof, windows and all structural, mechanical, electrical, plumbing systems were installed and 8 top-of-the-line apartments were created - one 3BR/2.5BA, two 2BR/2.5BA, and 5 1BR/1BA units. 4 apartments have private outdoor space. (Prior to this redevelopment project, the upper 4 floors of the property had been gutted in 1981 and vacant ever since - the last tenant had left in 1957.)



- Kitchens feature stainless steel appliances including Miele gas cooktops, Frigidaire wall ovens, GE dishwashers, LG & Marvel refrigerators & Caesar Stone countertops.
- Luxurious bathrooms have high-end finishes.
- Each unit has 5" wide plank Brazilian cherry wood flooring, Pella double paned oversized floor to ceiling windows, Insladome Skylights and full sound-proofing
- There are also Lennox gas fireplaces, Bosch Washer Dryers, and dishwashers in each apartment (the 2BR and 3BR units have two)
- Unit 1 has A/C provided by a split system AC while the other 7 units have Friedrich through wall units
- There is a video and audio Airphone entry system
- The building is entirely sprinklered

Asking Price: $7,950,000 | $707 / SF

Exclusively Represented By
212.544.9500 | arielpa.nyc

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Michael A. Tortorici x13
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For Financing Information:

Benjamin Schlegel x81
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 8, 2026 12:12 pm

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Ariel GREA Partner

- **New Construction: Former shell building was gut renovated and enlarged in 2007**
- **8 Luxury, Free-Market Units - one 3BR/2.5BA, two 2BR/2.5BA, & five 1BR/1BA units - 4 units have private outdoor space**
- **Tax Class 2B**
- **Longterm Ownership: First Sale in 46 years**
- **Impeccably maintained property**
- **Sought-After location - a short distance from the Shops at Columbus Circle, Central Park, Lincoln Center & Avenue of the Americas**



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Property Information	
Block / Lot	1064 / 63
Lot Dimensions	25 ft x 100 ft
Lot Sq. Ft.	2,500
Building Dimensions	25 ft x 94 ft
Stories	6
Residential Units	8
Commercial Units	1
Total Units	9
Building Size (Approx.)	11,250
Zoning	C6-2 (R8 equiv.) / CL
FAR (Standard)	4.20
Buildable Sq. Ft. (Standard)	10,500
FAR (UAP)	5.04
Buildable Sq. Ft. (UAP)	12,600
Air Rights Sq. Ft.	None
Tax Class	2B
Assessment (26/27)	$807,933
Real Estate Taxes (26/27)	$100,499

*All square footage/buildable area calculations are approximate

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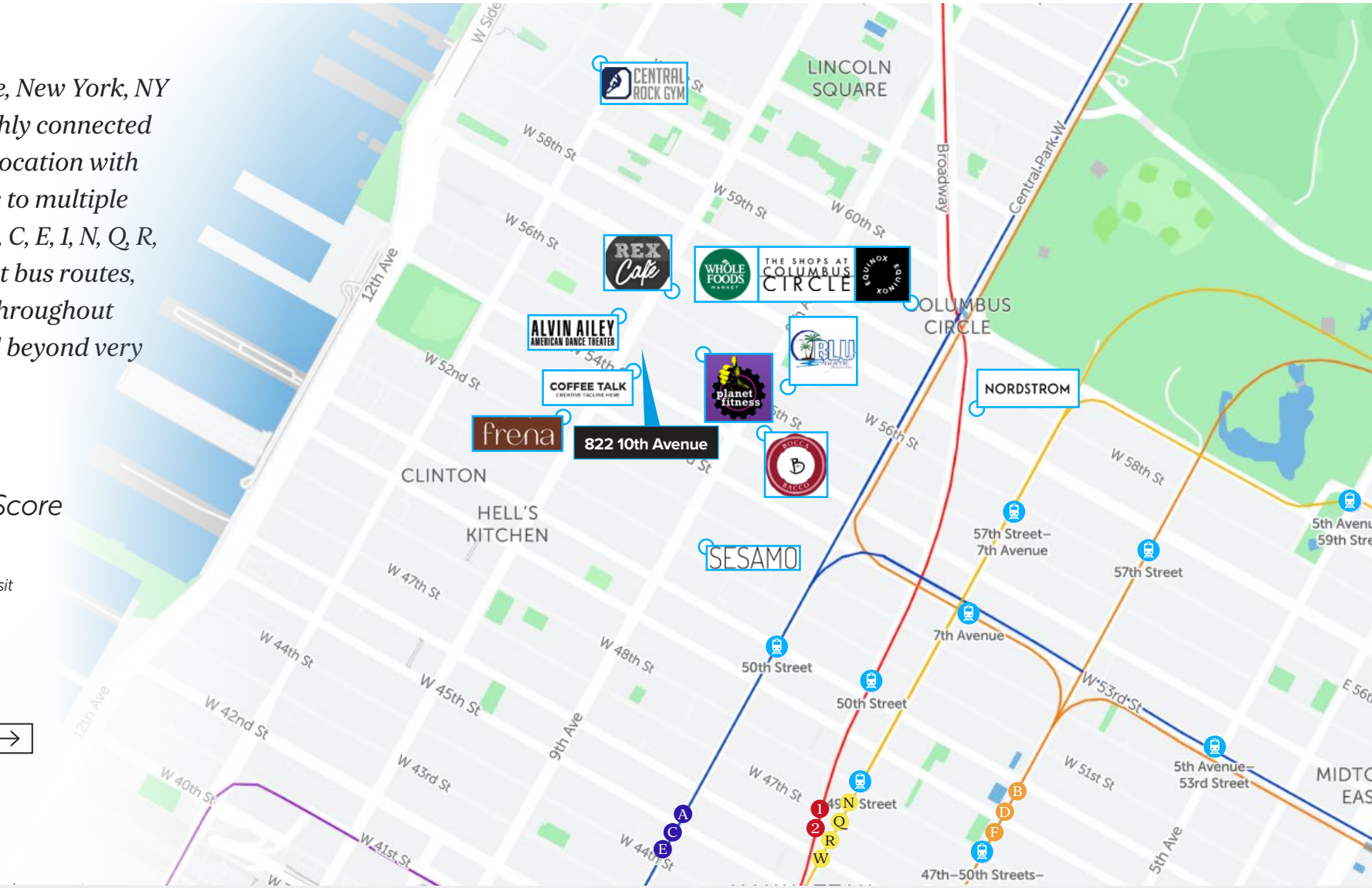
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822 10th Avenue, New York, NY 10019 is in a highly connected Midtown West location with excellent access to multiple subway lines (A, C, E, 1, N, Q, R, W) and frequent bus routes, making travel throughout Manhattan and beyond very convenient.



Transportation Score

100
Excellent Transit

98
Very Walkable

Visit Walk Score Website →

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