

# An elegant Upper West Side Multi-Family Townhouse

PRICE NEIGHBORHOOD

\$6,250,000 Upper West Side

PLOT SQUARE FOOTAGE

20 x 100' (built 73'-deep) 7,764 SQ FT (approx.)

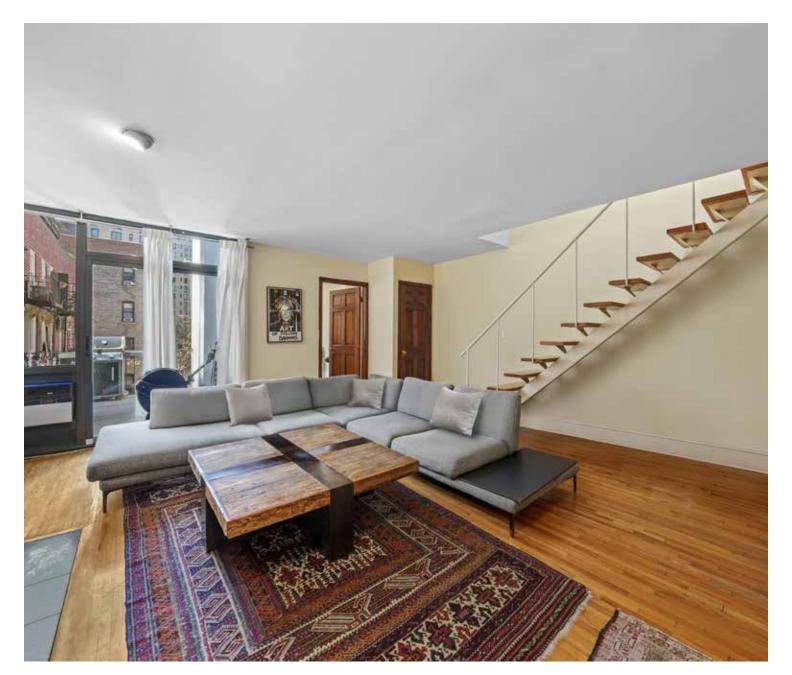
#### FEATURES

- + Private Rear Garden
- + 20' Wide
- + Income Producing
- + Close Proximity to Riverside Park

489 West End Avenue is a Flemish Revival style townhouse designed by architects Lamb & Rich and constructed in 1892. This property presents a turnkey opportunity to own a historic, income-producing townhouse in the heart of the Upper West Side. Currently configured as a five-unit multi-family residence, this stately property is in excellent condition and offers immediate investment value with all units occupied and generating consistent rental income, as well as flexibility for live-with-income use or eventual conversion to a single-family home.

Spanning five stories plus a cellar, this elegant, turn-of-the-century townhouse showcases timeless architectural details and gracious proportions. Each of the five rental apartments is thoughtfully laid out, offering generous living space, ample natural light, in-unit laundry, and private outdoor access in two of the units.

Positioned on a wide, tree-lined avenue and surrounded by landmarked townhouses and historic prewar buildings, 489 West End Avenue is nestled in one of the most tranquil and sought-after pockets of the Upper West Side. The building's orientation ensures an abundance of natural light throughout the day, and its location provides unparalleled access to Riverside Park, top-tier schools, and the cultural offerings of Lincoln Center, the American Museum of Natural History, and more.











## Property Details

#### Projected Income

Unit	Current	Projected	Lease Expiry
Garden	\$5,250	\$7,500	4/30/26
1	\$4,778	\$6,000	11/30/25
2	\$5,600	\$6,000	4/30/26
3	\$5,100	\$6,000	4/30/26
PH	\$6,700	\$8,000	4/30/26
Total	\$329,130	\$402,000	
Annual			

### Projected Expenses

Real Estate Taxes \$113,967

Estimated other expenses \$35,000

**TOTAL** \$148,967

TOTAL NET OPERATING INCOME (Projected)
\$253,033

All information provided by us has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyers must verify all information and bear the risk for any inaccurancies. Any projections, opinions, asumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property

#### EXISTING FLOORPLAN



#### Sales & Advisory Team



Richard Pretsfelder 212-574-6965 RDP@lesliegarfield.com



Sophie Smadbeck 212-574-6970 SS@lesliegarfield.com



Morgan Garofalo 212-574-6975 MG@lesliegarfield.com

# GARFIELD

Specializing in New York City Townhouses

505 Park Ave. Suite 303 New York, NY 10022 +1 (212) 371 - 8200 lesliegarfield.com

122 Montague Street, 2nd Floor Brooklyn, NY 11201

All information provided by us has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyers must verify all information and bear the risk for any inaccurancies. Any projections, opinions, asumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property