



489 WEST END AVENUE

UPPER WEST SIDE

LESLIE
GARFIELD

An elegant Upper West Side Multi-Family Townhouse

PRICE

\$6,250,000

NEIGHBORHOOD

Upper West Side

PLOT

20 x 100’ (built 73’-deep)

SQUARE FOOTAGE

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 Annual	\$329,130	\$402,000	

Projected Expenses

Real Estate Taxes	\$113,967
Estimated other expenses	\$35,000

TOTAL \$148,967

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

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EXISTING FLOORPLAN



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