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20' Wide  
4 Units Multifamily  
Townhouse Located On  
The Upper West Side

FIND



# EXCLUSIVE AGENT

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28W89

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# TABLE OF CONTENTS

- 1 Property Description
- 2 Property Information
- 3 Investment Analysis
- 4 Unit Photos
- 7 Floor Plans

28W89

## PROPERTY DESCRIPTION

Rare Opportunity on the Upper West Side.

Step inside this truly one-of-a-kind, 20-foot-wide townhouse, perfectly situated on one of the Upper West Side's most coveted tree-lined streets, just steps from Central Park. It's rare to find a property that is fully maximized in its footprint, where all buildable square footage has been realized—making this both an exceptional investment opportunity and a stunning potential home. Spanning approximately 8,033 square feet across five stories, this legal four-family home offers incredible versatility:

- The two units on the parlor floor comprise a grand Garden Duplex with 3 bedrooms, 2.5 baths, and a private garden, alongside a large studio apartment.
- The second and third floors form a spacious duplex with two bedrooms, 2.5 baths, and two private south-facing terraces.
- The fourth floor is a full-floor unit with two bedrooms, two baths, and private access to a rooftop deck.

Designed in Renaissance Revival style by renowned architect Gilbert A. Schellenger, the building retains all the historic charm of a prewar masterpiece while incorporating thoughtful contemporary updates. Each unit has been meticulously finished, preserving original details while introducing modern, high-end touches.

The interiors are nothing short of spectacular. With 11-foot ceilings throughout the entire home—rarely found on every floor, including the top level—exposed brick walls, and handcrafted details, the home exudes character and scale. Highlights include vintage Italian marble sourced from the original bar of The Oak Room at the Plaza Hotel, wood-carved mantelpieces with Deco fireplaces that were once active, and inlaid wood marquetry floors. Every unit also features marble-accented bathrooms, fully updated kitchens, and washers and dryers, while a grand central staircase with a carved balustrade adds ceremony and elegance to the home.

With strong in-place income and high rents, this townhouse offers a low-maintenance, turnkey, cash-flowing investment. Its prime location and generous layout also provide tremendous flexibility: you could increase revenue immediately, as the most recent rents were below market value; convert it into a boutique condominium; or create a massive over-4,000-square-foot unit by combining the 2nd/3rd-floor duplex with the fourth-floor unit—resulting in a live-in owner's triplex with 4 bedrooms and a private roof deck—while still generating income from the two remaining units.

Whether you're an investor seeking stable income with upside, a developer pursuing a unique conversion, or an end-user dreaming of a residence steps from Central Park, this townhouse delivers a rare combination of scale, location, and historic character.

Opportunities like this simply don't come along on Manhattan's Upper West Side.

**ASKING PRICE : \$7,495,000**

## PROPERTY INFORMATION

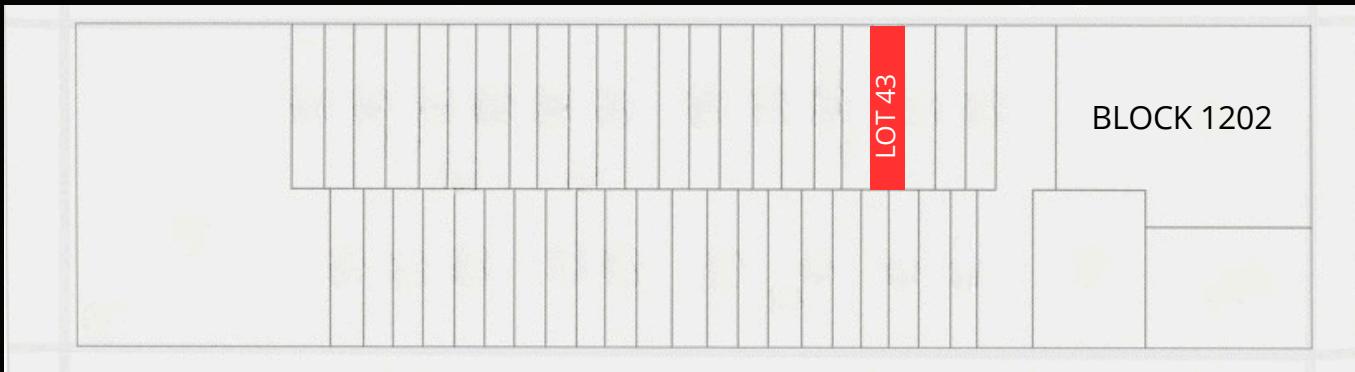
<b>Address</b>	28 W 89th St, New York, NY 10024
<b>Location</b>	On the south side of West 89th Street between Central Park West and Columbus Avenue
<b>Block / Lot</b>	1202 / 43
<b>Approx Sq Ft.</b>	8,033
<b>Residential Units</b>	4
<b>Lot Dimensions</b>	20 ft x 100.67 ft
<b>Lot Square Ft.</b>	2,013
<b>Zoning</b>	R7-2
<b>Historic District</b>	Yes
<b>Tax Class</b>	2B
<b>Taxes 25 / 26</b>	\$95,650

## TAX MAP

WEST 89TH STREET

COLUMBUS AVENUE

CENTRAL PARK WEST



WEST 88TH STREET

## INVESTMENT ANALYSIS

## REVENUE

UNIT	FORM OF LEASE	LAYOUT	CURRENT RENT / MARKET RENT	CURRENT ANNUAL / MARKET ANNUAL
4 / Vacant	FM	2 Bed 2Baths w/ Roof Terrace	\$7,150 / \$10,000	\$85,800 / \$120,000
2/3- Vacant	FM	Dplx 2 Bed 2.5Baths w/ 2 Terraces	\$10,400 / \$12,000	\$124,800 / \$144,000
Garden <small>(lease ends 9/2026)</small>	RS	3 Bed 2.5 Baths Duplex w/Prvt Garden	\$12,000 / \$12,400	\$144,000 / \$148,800
Parlor Stud	RS	Studio	\$1,1660 / \$1,710	\$19,920 / \$20,520
<b>Total</b>			<b>\$31,210 / \$36,110</b>	<b>\$374,520 / \$433,320</b>

## Expenses

		ANNUAL
Real Estate Taxes (25/26)		(\$96,119)
Insurance		(\$8,433)
Water & Sewer		(\$2,000)
Heating Fuel		(\$6,000)
Super		(\$3,600)
Electric		(\$4,200)
<b>Total</b>		<b>(\$120,352)</b>

## NOI

		CURRENT / MARKET
Gross Income		\$374,520 / \$433,320
Less Expenses		(\$120,352)
<b>Net Operating Income</b>		<b>\$254,168 / \$312,968</b>

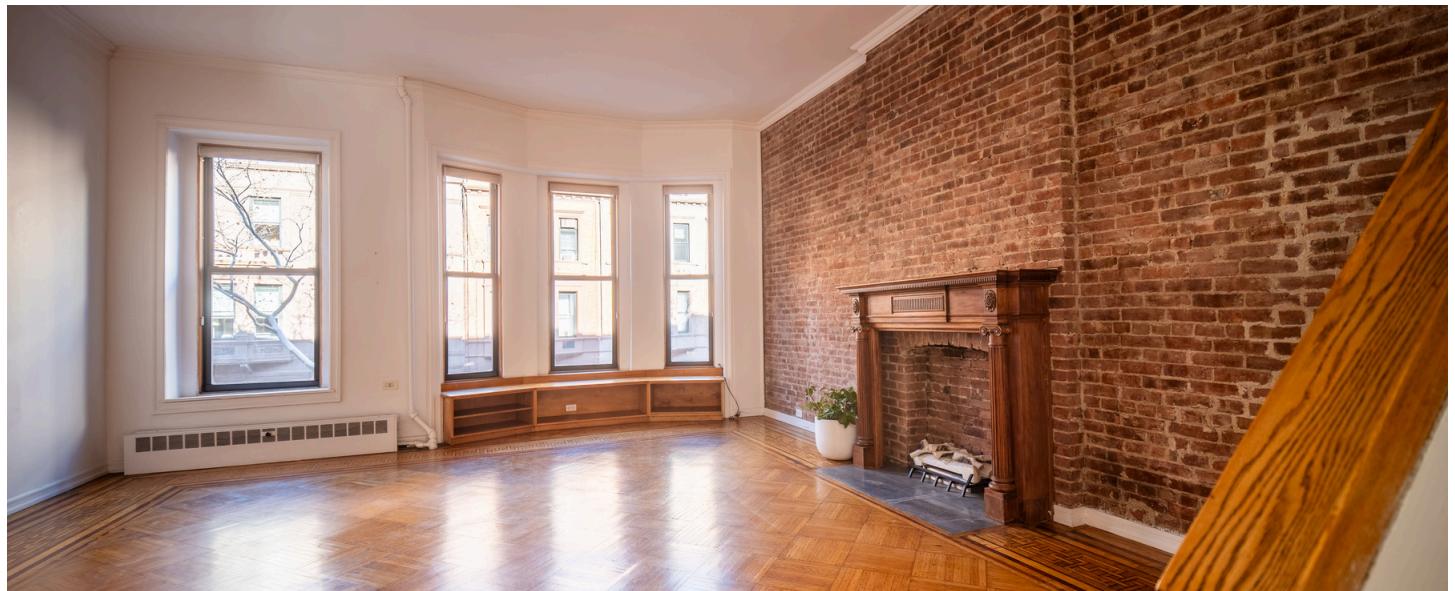
**28W89** ST.

## GARDEN DUPLEX PHOTOS



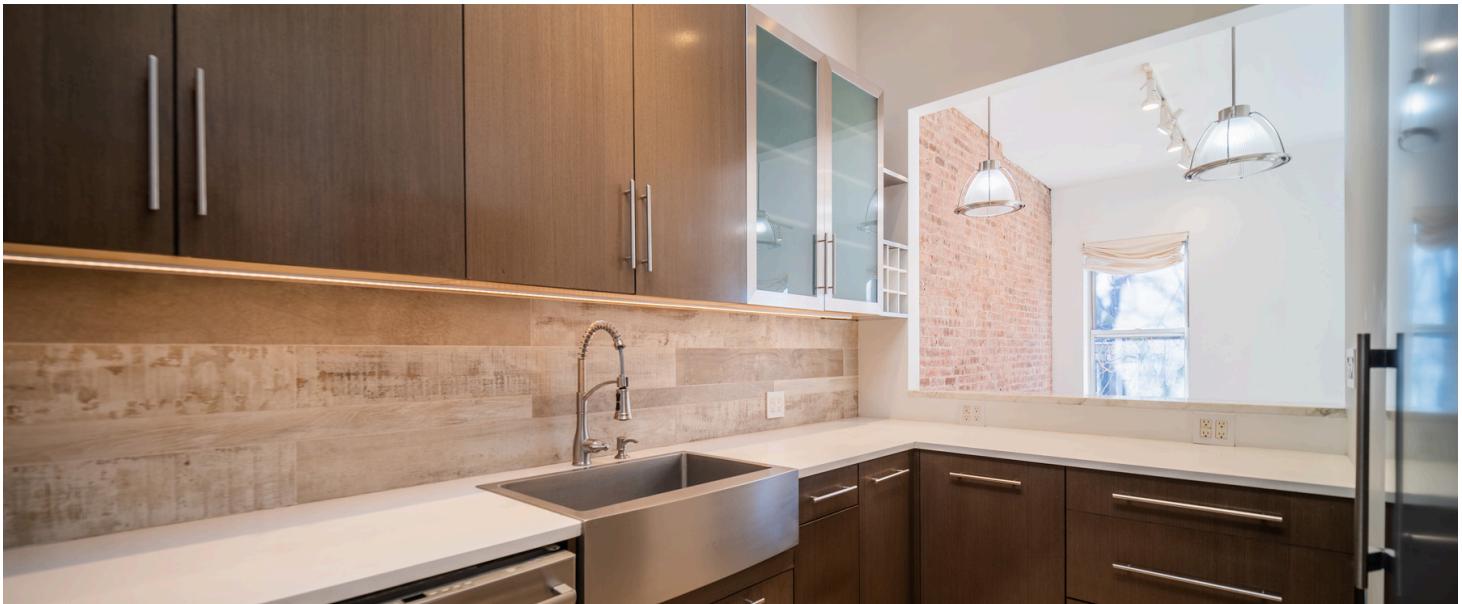
28W89 ST.

UNIT 2 / 3 DUPLEX PHOTOS

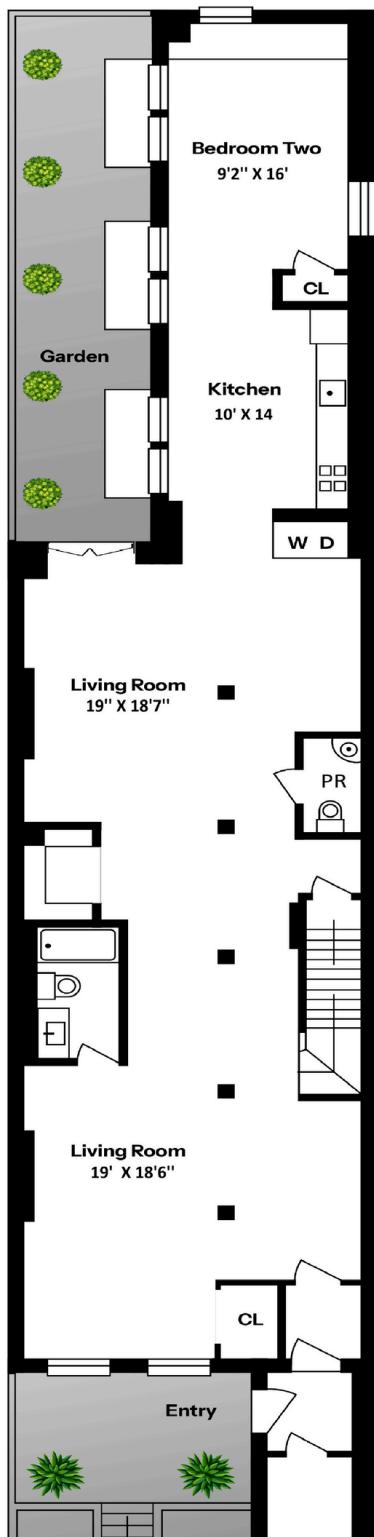


**28W89** ST.

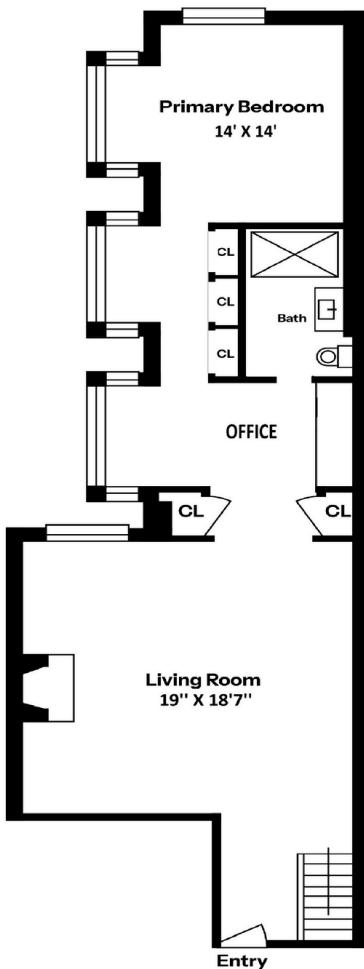
## 4TH FLOOR UNIT PHOTOS



## FLOOR PLANS



GARDEN FLOOR



PARLOR FLOOR

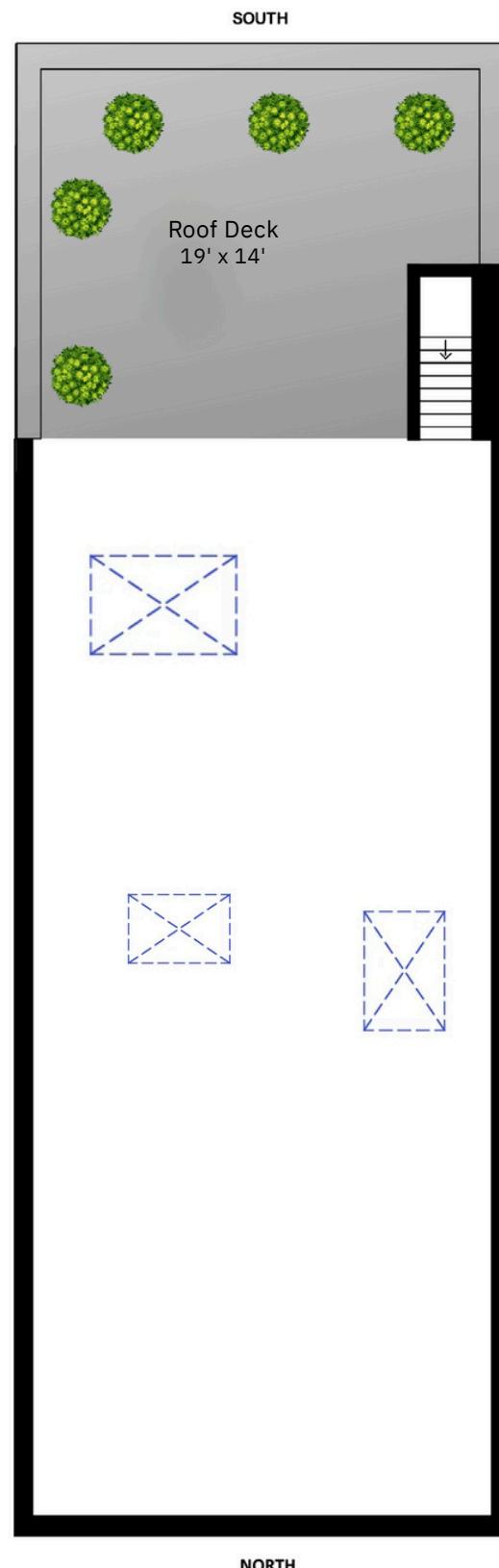
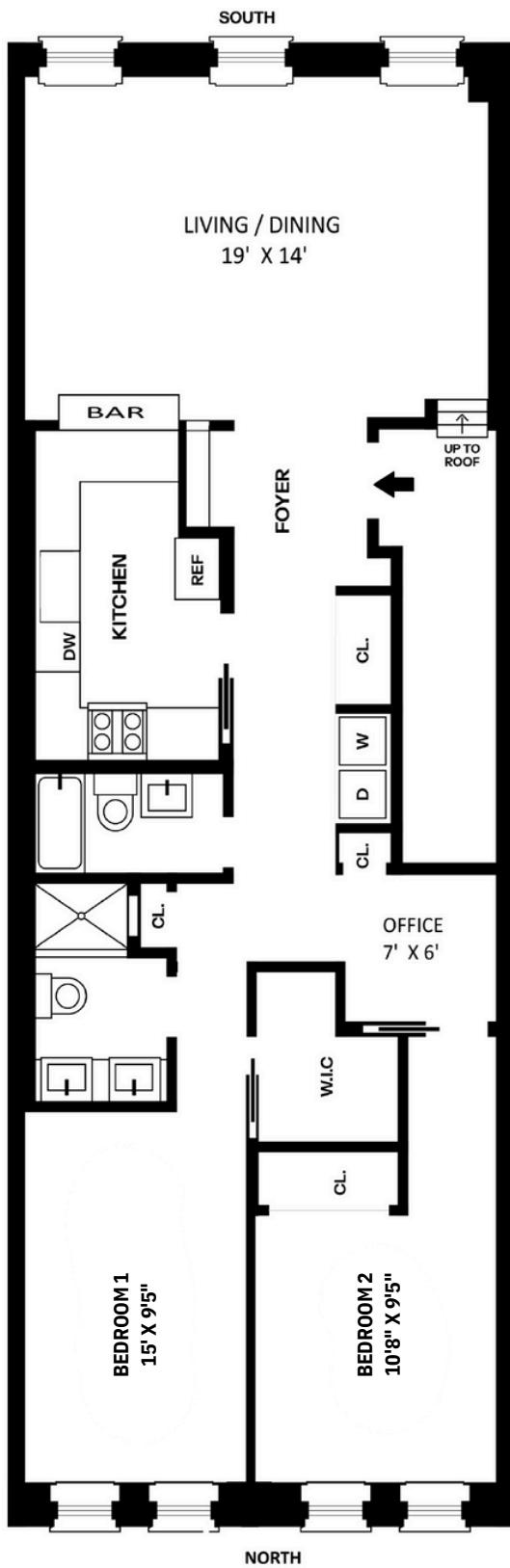


## GARDEN DUPLEX

## FLOOR PLANS



## FLOOR PLANS



## FLOOR PLANS

### 28 West 89th Street



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UPPER WEST SIDE

For more information, please contact Exclusive Agent

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