

489 WEST END AVENUE

UPPER WEST SIDE

LESLIE
GARFIELD

An elegant Upper West Side Multi-Family Townhouse

PRICE

\$5,250,000

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
- + Maximum buildable FAR 20,000 SF

489 West End Avenue is a Flemish Revival-style townhouse designed by architects Lamb & Rich and constructed in 1892. This property presents an opportunity to own a turnkey 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. With a maximum buildable FAR allowing for approximately 20,000 square feet, the property also offers significant long-term development potential.





Property Details

Projected Income

Unit	Current	Projected	Lease Expiry
Garden	\$5,450	\$7,500	4/30/27
1	\$5,100	\$7,000	4/30/27
2	\$5,750	\$7,000	8/31/27
3	\$5,500	\$7,000	4/30/26
PH	\$6,950	\$8,000	4/30/26
Total Annual	\$345,000	\$438,000	

Projected Expenses

Real Estate Taxes	\$113,921
Estimated other expenses	\$35,000
TOTAL	\$148,921
TOTAL NET OPERATING INCOME (Projected)	\$289,079

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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

LESLIE 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

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