



COLDWELL BANKER | WARBURG



UPPER WEST SIDE, NY

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## 132 West 73rd Street

8-UNIT BROWNSTONE  
PRIME CONVERSION OPPORTUNITY  
CAN BE DELIVERED VACANT



Executive Overview

Coldwell Banker Warburg is pleased to present the exclusive offering of 132 West 73rd Street, a historic 4-story plus finished basement brownstone located in the heart of Manhattan’s Upper West Side, just moments from Central Park.

Built in 1884 by renowned architect James Edward Ware, this 5,236-square-foot property sits on a 1,635-square-foot lot between Columbus and Amsterdam Avenues in a landmarked row of Neo-Grec residences. (3,836 sq ft interior + 600 sq ft garden + 800 sq ft finished basement). CAN BE DELIVERED VACANT!

Currently configured as a legal 8-unit walk-up, the property presents an exceptional opportunity for both investors and end-users. The owner can occupy the spacious garden-level duplex with direct access to a private garden oasis, while renting out the remaining apartments in one of the city’s strongest rental markets, ensuring both high income potential and long-term appreciation.

Alternatively, the building can be fully repositioned, converted to condominium ownership, or transformed into a luxury single-family mansion, capitalizing on its historic charm, flexible interior layouts, and advantageous Tax Class 2B designation.

Between 2019 and 2022, the property benefited from over \$100,000 in capital improvements, including a new roof and skylight, repointed façade, restored cornice, and refurbished windows. Interior highlights include oak strip flooring, a grand original staircase, 10-foot ceilings, and a fully operational wet sprinkler system.

As currently configured, 132 West 73rd offers a versatile unit mix: studios (one with a terrace) and one-bedrooms, along with a garden-level 2BR and a top-floor floor-through 2BR. Zoned R8B, the property also benefits from favorable tax treatment and redevelopment flexibility under its existing classification.

With a projected pro forma NOI of \$480,600, an owner or investor may re-lease units at market rents to enhance cash flow or pursue a high-end conversion, restoring this brownstone to its original grandeur.

Situated within the Upper West Side / Central Park West Historic District, the property’s architectural pedigree and historic context are complemented by proximity to Lincoln Center, Central Park, and multiple subway lines (1/2/3/B/C).

With vacant delivery, rich architectural detail, and exceptional rental upside, 132 West 73rd Street offers a rare live-plus-income opportunity in one of Manhattan’s most coveted and stable neighborhoods.



Property Description

ADDRESS	132 West 73rd Street, NY, NY 10023
NEIGHBORHOOD	Upper West Side
BLOCK & LOT	1144 / 145
LOT SIZE	16 ft x 102.17 ft (1,635 SF)
BUILDING SIZE	16 ft x 70 ft (5,236 SF total)
UNITS	8 residential
BUILDING CLASS	C4 (Walk-up / Old Law Tenement)
STORIES	5 + Basement + Garden
BUILT	Circa 1883-84
ZONING	R8B
TAX CLASS	2B

Property Features

Landmarked Neo-Grec brownstone by architect James Edward Ware.

Can be delivered vacant - Ideal for investors. condo conversion, conversion to private residence.

Boiler: Carlin #2 Oil Burner (2002) with external hot water coil

Roof: Rubberoid, pitched rear with skylight (recently insulated)

Flooring: Oak strip floors throughout

Fire Safety: Wet sprinkler system (halls + cellar)

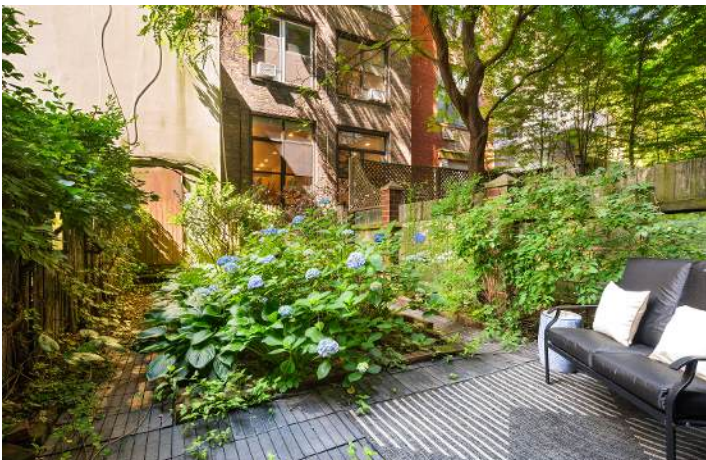
Windows: Original wood double-hung sash











## Conversion Highlight

Single-Family Opportunity

Condo conversion

Qualifies for lower property tax class

Grand oak staircase, 10-12 foot ceilings,  
and period details

Potential to restore stoop and historic façade

## Financial Overview

### PRO FORMA NET OPERATING INCOME (NOI)

Description	Amount
Pro Forma Gross Income	\$406,800
Less: Expenses	(\$91,976)
Net Operating Income (NOI)	\$314,824

### Offering Details

Listing Price	\$4,995,000
Cap Rate (Pro Forma)	6.3%

### CURRENT FINANCIAL SUMMARY

Income	Annual Amount
Current Rental Income	\$233,340

### CURRENT ANNUAL OPERATING EXPENSES

Category	Annual Amount
Cleaning & Maintenance	\$5,400
Insurance	\$5,781
Repairs	\$6,000
Legal	\$3,400
Supplies	\$3,802
Taxes	\$60,160
Utilities	\$1,670
Oil	\$4,563
Water & Sewer	\$1,200
Total Expenses	\$91,976

### POST-RENOVATION PRO FORMA NET OPERATING INCOME (NOI)

Description	Amount
Pro Forma Gross Income	\$480,600
Less: Expenses	(\$103,706)
Net Operating Income (NOI)	\$376,894

### Offering Details

Listing Price	\$4,995,000
Cap Rate (Pro Forma)	7.78%

### PRO FORMA RENTAL INCOME

UNIT	TYPE	CURRENT RENT	PROJECTED RENT	POST-RENOVATION RENT	LEASE EXP.
Garden Lvl	2BR w/private Garden	\$0	\$7,500	\$9,000	VACANT
2F	1 BR	\$2,750	\$3,400	\$4,000	11/14/25
2R	1 BR	\$3,000	\$3,700	\$4,500	VACANT
3F	Studio (Stabilized)	\$1,995	\$3,300	\$3,700	10/14/25
3R	1 BR	\$2,800	\$3,700	\$4,500	VACANT
4F	Studio	\$2,500	\$3,300	\$3,650	VACANT
4R	Studio w/ deck	\$2,500	\$3,500	\$3,950	VACANT
5	2 BR, Top Floor w/ skylights	\$3,900	\$5,500	\$6,750	10/31/25
Total Yearly		\$233,340	\$406,800	\$480,600	





## *Location Highlights*

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Less than 2 blocks from Central Park

Surrounded by top cultural institutions  
and transit (B/C and 1/2/3 trains)

Walk to Lincoln Center, Museum of  
Natural History, and Trader Joe's



## *History & Architecture*

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Architect: James Edward Ware

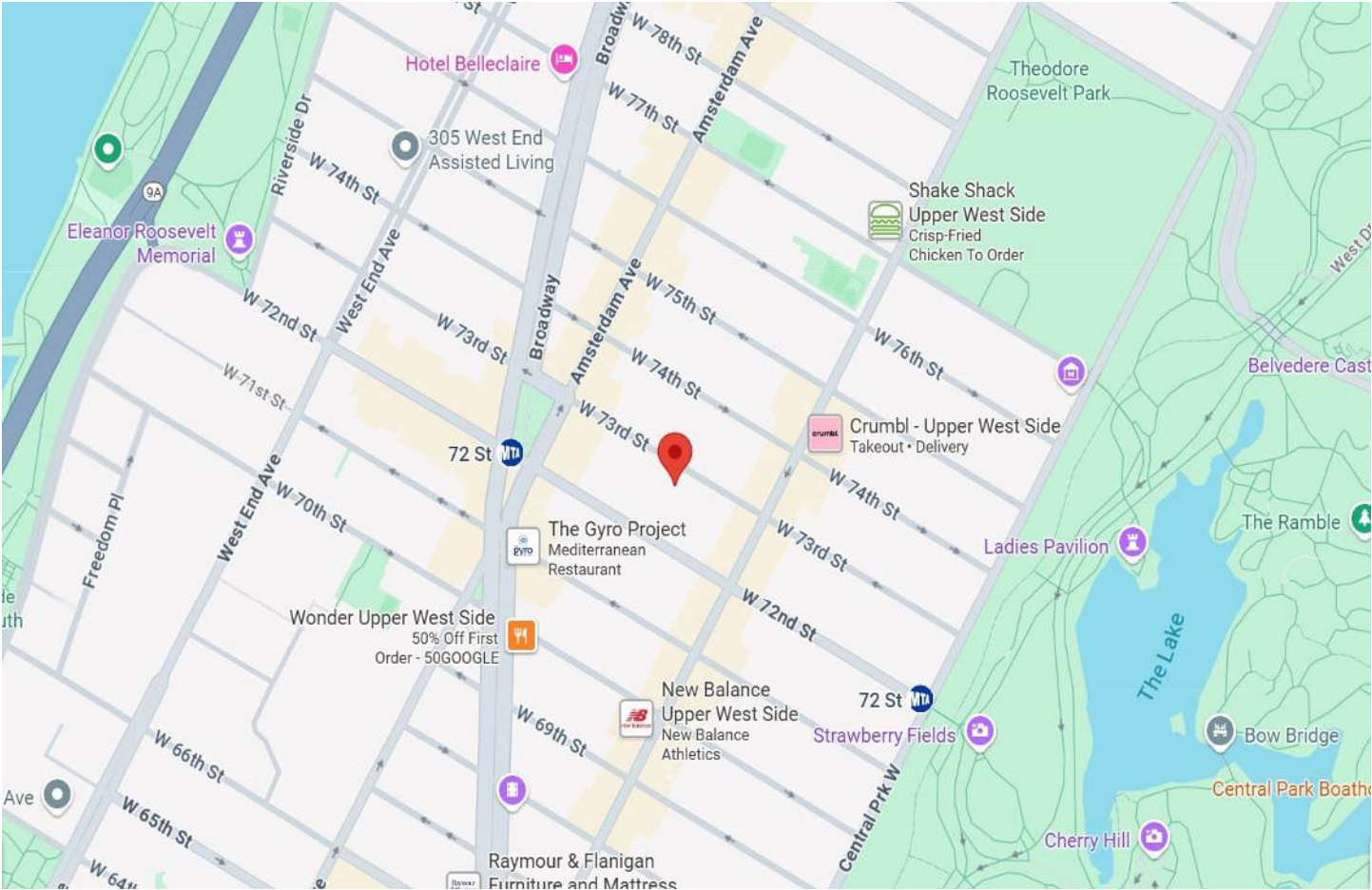
Date Built: 1883–84

Original Use: Doctor's offices and bachelor apartments

Landmark Status: Part of the Upper West Side / Central Park West HD

Style: Neo-Grec

Row Type: "AA'B" rowhouse — part of visually unified group







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SCAN FOR DETAILS



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