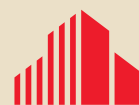
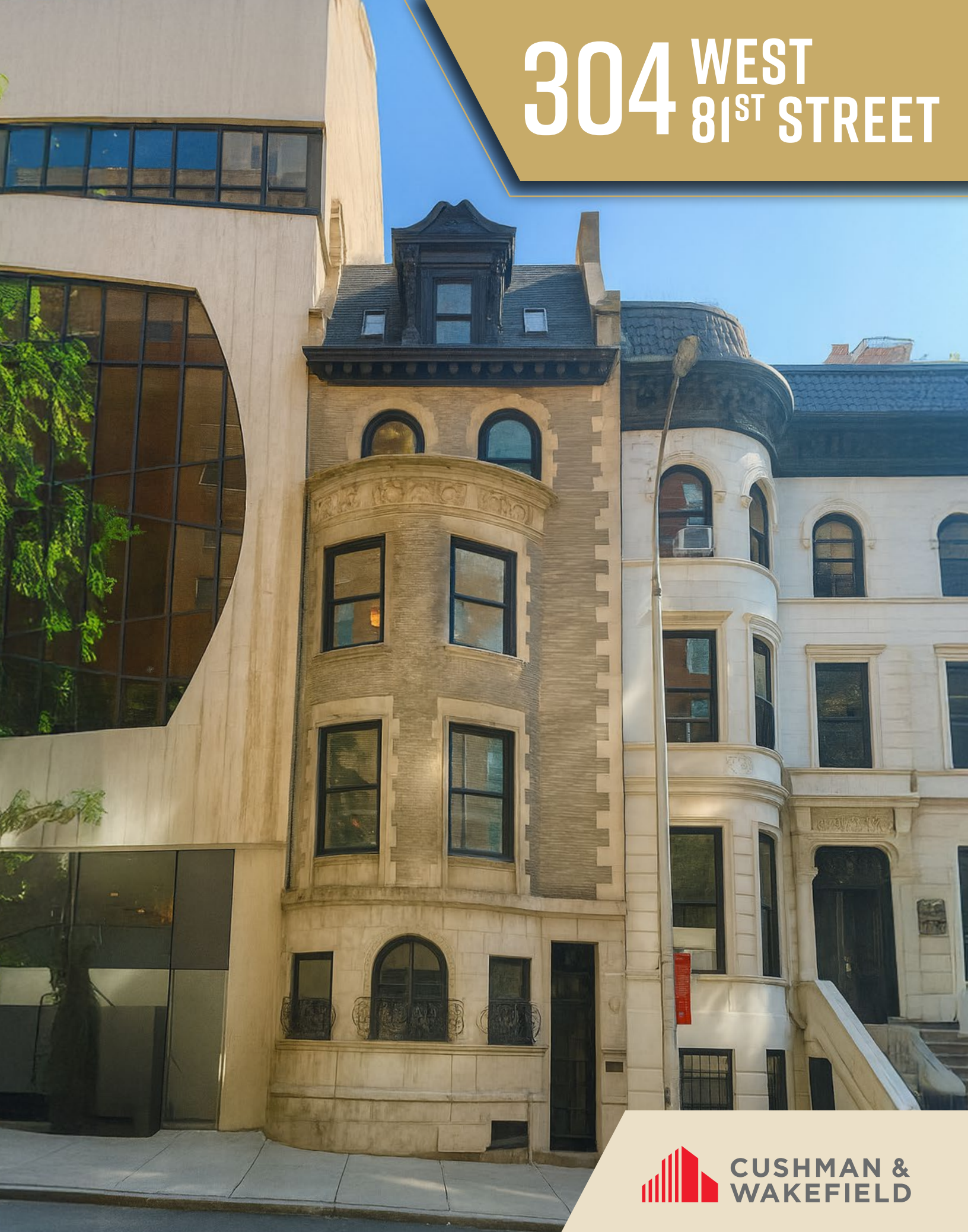


304 WEST
8TH STREET



CUSHMAN &
WAKEFIELD

304 WEST 81ST STREET

FOR SALE:
ASKING PRICE: \$3,950,000

02	PROPERTY OVERVIEW
08	FINANCIALS
10	MARKET OVERVIEW
14	THE NEIGHBORHOOD
16	DUE DILIGENCE

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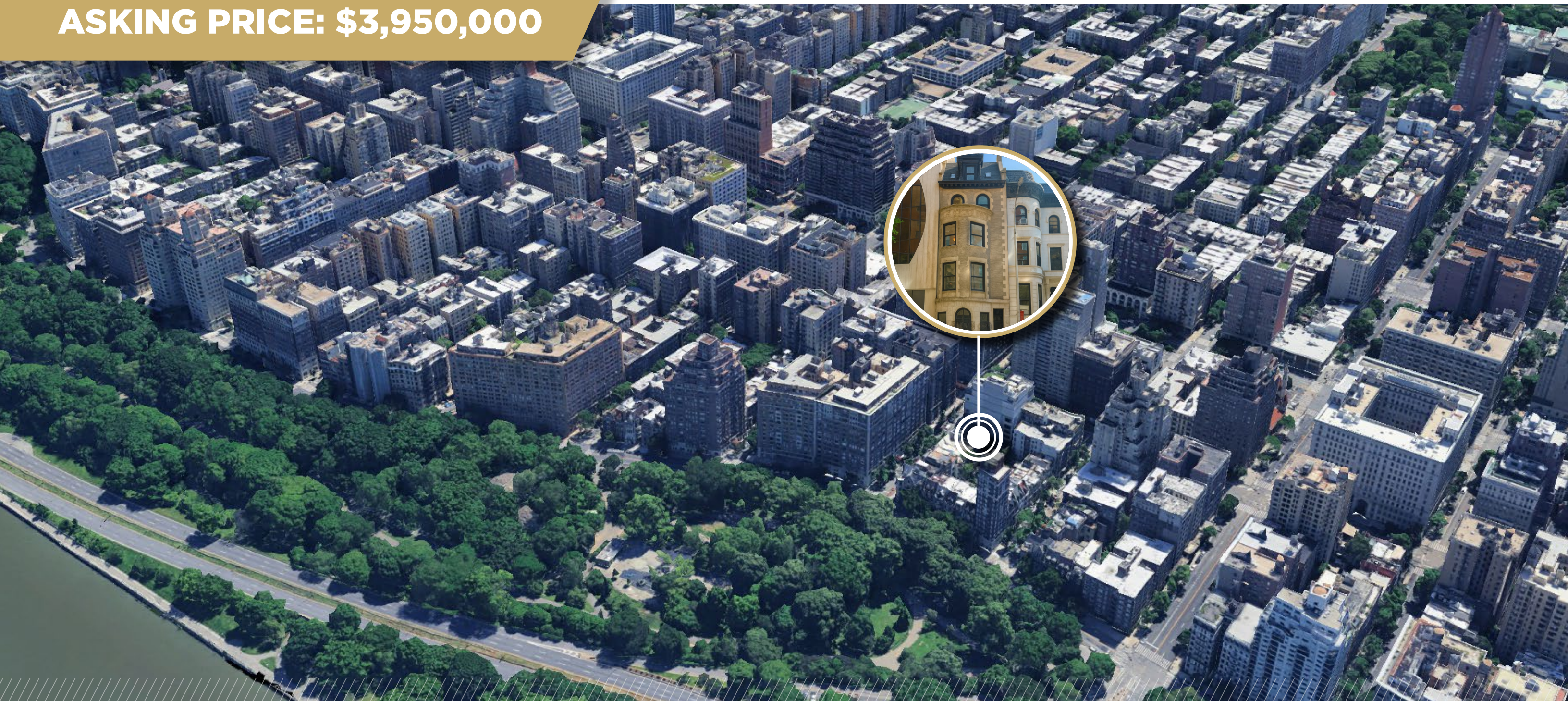
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PROPERTY
OVERVIEW

Located on a quiet, tree-lined block between **West End Avenue and Riverside Drive**, the property offers both tranquility and connectivity. The surrounding area is home to some of New York’s most prestigious schools, cultural institutions, and residential buildings, offering a natural ecosystem of families, educators, and benefactors who value the Upper West Side’s rich civic character. Accessibility is one of the strongest features of **304 West 81st Street**. The property is just a short walk from multiple major subway lines, making it easy for residents, students, staff, and visitors to reach from across the city: the **1**, **B**, and **C** trains are all conveniently located just steps away from the property.

EXECUTIVE SUMMARY

Historic Elizabethan Renaissance Revival Townhouse in Prime Location

Cushman & Wakefield is pleased to present **304 West 81st Street**, a rare and versatile offering in the heart of Manhattan’s Upper West Side **for sale**. This architecturally distinguished, 20-foot-wide townhouse, designed in 1897 by renowned Upper West Side architect Clarence True, offers 6,800 square feet across five stories and will be **delivered vacant**, making it ideally suited for a wide range of users or as a residential conversion.

Currently configured as administrative offices for the adjacent Calhoun School, the property features generous ceiling heights, abundant natural light, and beautifully preserved historic details. Its R10A zoning and **community facility designation** allow for continued institutional use or is ready for renovation to create a multifamily investment property or a luxurious single-family home in the heart of the Upper West Side. Whether for a nonprofit, private school, cultural institution, or a single-family townhouse buyer, the building’s flexibility and location offer unmatched long-term value.

Ideally situated just steps from **Riverside Park** and with proximity to multiple subway lines (1, B, C trains), the property offers outstanding transit access for students, staff, and residents alike.

Notably, 304 West 81st Street carries a prestigious ownership lineage, it was once the residence of legendary musician **Mick Jagger**, who converted the building into a single-family residence in 1982, transforming it from full-floor apartments before selling it in 2001 to the neighboring Calhoun School. Architectural highlights include a distinctive bowfront Roman brick façade, elegant limestone detailing, ornate window surrounds, and a decorative roofline, exemplifying the elegance of the **Elizabethan Renaissance Revival** style.

Whether envisioned as a flagship institutional home, luxury multifamily conversion, or private residence, **304 West 81st Street** combines timeless architecture, prime location, and rare development flexibility, offering a unique opportunity in one of New York City’s most desirable and supply-constrained neighborhoods.



Property Information

Address:	304 West 81st Street New York, NY 10024
Cross Streets:	Riverside Drive and West End Avenue
Block & Lot:	1244 / 151
Lot Dimensions:	20' x 68.17'
Lot SF:	1,363

Building Information

Property Type:	School / Admin Offices
Original Use:	Residential, Single-Family
Style:	Elizabethan Renaissance Revival
Year Built / Last Renovated:	1897 / 2006
Building Dimensions:	20' x 60'
Stories:	5
Above Grade SF:	5,670
Below Grade SF:	1,200
Total Gross SF:	6,870

Zoning Information

Zoning:	R10A
FAR (As-of-Right):	10.0
Unused Air Rights:	7,950 (subject to LPC approval)
Historic District(s):	Riverside Drive-West 80th-81st Street Riverside-West End Historic District Extension I

NYC Financial Information (25/26)


Total Assessment:	\$6,212,790
Annual Property Tax:	\$668,620
Tax Class:	4


TAX MAP




INVESTMENT HIGHLIGHTS



 Flexible Use Options: Delivered vacant, the existing townhouse could be converted to a luxury multifamily investment property, a single-family mansion, live/invest or continued use as an educational, nonprofit or community facility property.

 Prime Upper West Side Location: Situated on a quiet, tree-lined street between West End Avenue and Riverside Drive, the property benefits from close proximity to Riverside Park, playgrounds, public transit, and neighborhood amenities like Zabars, Whole Foods, cafes, restaurants and shopping.

 Strong Market Fundamentals: The Upper West Side remains one of Manhattan's most stable and desirable neighborhoods, offering consistent demand and premium pricing for residential units.

NEIGHBORHOOD OVERVIEW

CENTRAL PARK

Located just four blocks from 304 West 81st Street is the renowned Central Park. With 42 million annual visitors, the 843-acre park offers numerous recreational activities such as jogging paths, tennis courts, outdoor boating at the Loeb Boathouse, The Central Park Zoo, and many more. With the NYC Department of Parks and Recreation continuously investing money in the Park, surrounding properties continue to benefit from the Park's allure. Spanning a staggering four miles from 72nd to 158th Streets along the Hudson River sits Riverside Park, a favorite destination for Upper West Side residents. The park features a winding pedestrian walkway and bicycle path, several softball fields and playgrounds, outdoor concert venues, and even four resident goats.



BEACON THEATRE

New York's leading live music and entertainment venue Beacon Theatre sits just a block away from 300 Amsterdam Avenue. The legendary 2,894-seat theatre has had performances from the Rolling Stones, Steely Dan, Tom Petty & the Heartbreakers, Coldplay, Bob Dylan, The Allman Brothers Band, and many more. The theatre is coveted for its detailed designs and has won numerous awards for architectural beauty. A time capsule to the good ol' days, The Beacon Theatre is as good a place as any to relax and enjoy some world class music.



LINCOLN CENTER FOR THE PERFORMING ARTS

Lincoln Center is one of the preeminent cultural institutions in the world. The complex was built in the 1960s under the stewardship of John D. Rockefeller III and several other New York City civic leaders. Over 5 million people visit the center annually to watch performances from acclaimed organizations such as the New York Philharmonic, New York City Ballet, New York City Opera, and the illustrious Julliard School of Music. Together, they bring thousands of performances to life each year.



COLUMBUS CIRCLE

Columbus Circle has become a buzzing destination that benefits from its centralized location just southwest of Central Park. Each year millions of visitors are attracted to the shops at Columbus Circle which provide visitors everything from Michelin-starred restaurants, cutting edge shops, luxury hotels and marquee entertainment. Several world class organizations have also repositioned their New York office space to the area since its recent developments and renovations. Notable tenants in the area include Deutsche Bank, Versace, Xerox, Steele Case, and The Young & Rubicam Group.

AMERICAN MUSEUM OF NATURAL HISTORY

Located just a half-mile north of the subject property is the American Museum of Natural History. A world class museum visited by every student in the Tri State Area at one point or another. The Upper West Side is also home to the Rose Center for Earth and Space, which is one of the world's most prestigious scientific and cultural research institutions. With the museum first opening in 1877, it has stood the test of time as one of the top museums in the country.



RIVERSIDE PARK

Riverside Park is a picturesque, landscaped waterfront park on Manhattan's Upper West Side, stretching nearly 4 miles along the Hudson River from 72nd to 158th Street. Designed in the late 19th and early 20th centuries by the Olmsted Brothers, it features terraced walkways, scenic overlooks, playgrounds, sports fields, and cultural landmarks like Soldiers' and Sailors' Monument. With sweeping river views, lush greenery, and a mix of recreational and quiet spaces, Riverside Park is a beloved urban oasis offering both everyday respite and a connection to New York City's rich history.





RESTAURANTS

- 1 Ponche Taqueria & Cantina
- 2 Landmark Tavern
- 3 Anejo
- 4 Gotham West Market
- 5 Kochi
- 6 Queen of Sheba
- 7 Valla Table
- 8 Pelicana Chicken
- 9 Mari

CAFES & RESTAURANT

- 1 16 Handles
- 2 Ample Hills Creamery
- 3 BareBurger
- 4 Big Gay Ice Cream
- 5 Blank Street
- 6 Blue Bottle Coffee
- 7 Bluestone Lane
- 8 Chipotle Mexican Grill
- 9 Chopt Creative Salad
- 10 Crumbl Cookies
- 11 Daily Provisions
- 12 Domino's Pizza
- 13 Dunkin'
- 14 Gong Cha
- 15 Gyu-Kaku Japanese Barbeque
- 16 Haagen Dazs
- 17 Insomnia Cookies
- 18 Joe & The Juice
- 19 Joe Coffee
- 20 Juice Generation
- 21 Just Salad
- 22 Le Pain Quotidien
- 23 Levain Bakery
- 24 Luke's Lobster
- 25 Mamoun's Falafel
- 26 McDonald's US
- 27 Panera Bread
- 28 Paper Source
- 29 Pinkberry
- 30 Playa Bowls
- 31 Salt & Straw
- 32 Shake Shack
- 33 Starbucks US
- 34 Sweetgreen
- 35 The Granola Bar
- 36 Umami Burger
- 37 Uno Chicago Grill
- 38 Uno Pizzeria & Grill
- 39 Van Leeuwen Artisan Ice Cream

FITNESS

- 1 Club Pilates
- 2 CorePower Yoga
- 3 Crunch
- 4 Equinox Fitness Clubs
- 5 My Gym Children's Fitness Centers
- 6 New York Sports Club (NYSC)
- 7 Orangetheory Fitness
- 8 Pure Barre
- 9 Pure Yoga
- 10 SoulCycle
- 11 StretchLab
- 12 The Little Gym

HOTELS

- 1 ArtHouse Hotel New York City
- 2 Hotel Beacon
- 3 Hotel Belleclaire
- 4 La Quinta Inns & Suites
- 5 Riverside Tower Hotel
- 6 The Belnord Hotel
- 7 The Lucerne Hotel

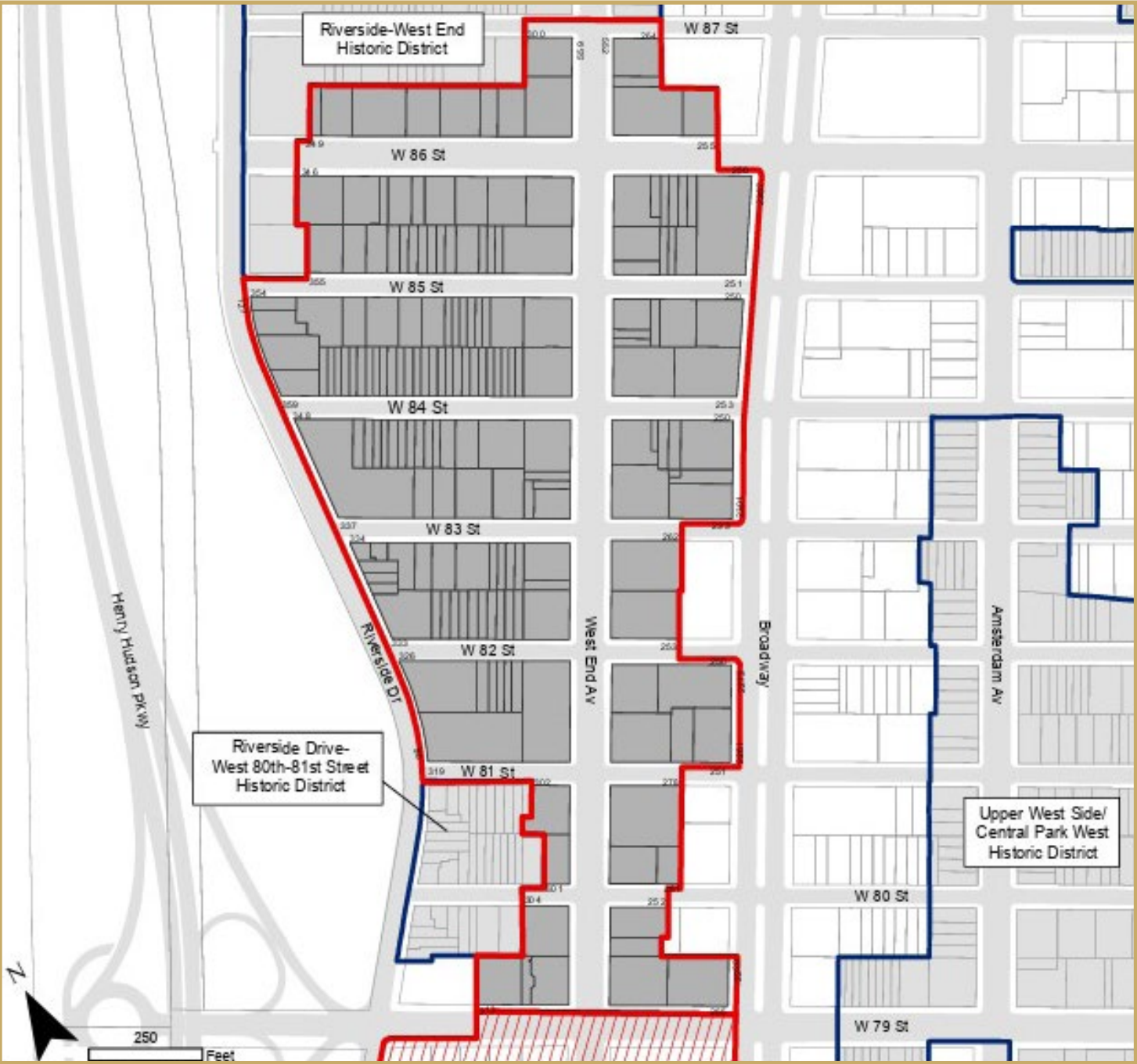
SCHOOLS & TUTORING SERVICES

- 1 Gan Aliya
- 2 Ideal School And Academy
- 3 Manhattan day school
- 4 Mathnasium
- 5 Metropolitan Montessori School
- 6 Parkside School
- 7 Robert Louis Stevenson School
- 8 Stephen Gaynor School
- 9 Success Academy Charter School - Upper West
- 10 Tha Dwight School
- 11 Tha Geneva School Of Manhattan
- 12 The Anglo-American Int'l School
- 13 The Calhoun School
- 14 The Smith School
- 15 The Trevor Day School
- 16 Trinity School
- 17 West End Day School

SHOPPING

- 1 Ace Hardware
- 2 Barnes and Noble
- 3 Bloomingdale's
- 4 Fleet Feet Sports
- 5 Mattress Firm
- 6 Petco
- 7 Sherwin-Williams
- 8 Staples

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I



ZONING REGULATIONS

R10A zoning districts are a specific contextual residential zoning designation in New York City, typically found in high-density areas of Manhattan. These regulations encourage full-lot coverage up to a specified base height, with defined setbacks and height limits that align with the character of traditional pre-war neighborhoods. Development under R10A zoning commonly produces 22-story apartment buildings with prominent streetwalls built to the lot line, reinforcing a strong urban edge. Unlike other high-density districts, R10A does not permit tower developments. Community Facilities, such as schools, medical offices and nonprofits are permitted, and often allow more FAR.

The maximum Floor Area Ratio (FAR) for residential use in R10A is 10.0, with the opportunity to increase to 12.0 through participation in the Inclusionary Housing Program, which requires the provision of affordable units. The zoning allows a base height of up to 150 ft within 100 ft of a wide street, or 125 ft on a narrow street, after which a minimum setback of 10 ft (wide street) or 15 ft (narrow street) is required. The overall building height is capped at 210 ft within 100 ft of a wide street, and 185 ft beyond that threshold. These zoning parameters support the development of contextually appropriate, high-density multifamily buildings in some of the city's most desirable neighborhoods.

RIVERSIDE DRIVE-WEST 80TH-81ST STREET HISTORIC DISTRICT

This is a small, architecturally cohesive historic district located on the Upper West Side of Manhattan. It includes buildings primarily along Riverside Drive between West 80th and 81st Streets, showcasing styles such as Beaux-Arts, Renaissance Revival, and Neo-Georgian from the early 20th century. The district is noted for its grand rowhouses and apartment buildings, many designed by prominent architects, reflecting the upscale residential development of the time.

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION

This is an expansion of the original Riverside-West End Historic District, extending protections to additional buildings along West End Avenue and nearby side streets. It includes structures built from the late 19th to early 20th centuries in styles like Neo-Renaissance, Art Deco, and Colonial Revival. The extension aims to preserve the architectural continuity and residential character of this part of the Upper West Side.





Certificate of Occupancy

Page 1 of 2

CO Number: 104660742F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.

Borough: Manhattan	Block Number: 01244	Certificate Type: Final
Address: 304 WEST 81 STREET	Lot Number(s): 151	Effective Date: 08/07/2008
Building Identification Number (BIN): 1033762		
	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	3	(1968 Code)
Building Occupancy Group classification:	COM	(1968 Code)
Multiple Dwelling Law Classification:	None	
No. of stories:	5	Height in feet: 60
		No. of dwelling units: 0

C.

Fire Protection Equipment:
None associated with this filing.


D.


Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
None

Borough Comments: None


Borough Commissioner


Acting Commissioner


DOCUMENT CONTINUES ON NEXT PAGE


Certificate of Occupancy

Page 2 of 2

CO Number: 104660742F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	COM		3	STORAGE ROOM, MECHANICAL ROOM NOTE: OLD BUILDING CODE
001	8	50	COM		3	OFFICES-ACCESSORY TO CALHOUN SCHOOL
002	12	50	COM		3	OFFICES-ACCESSORY TO CALHOUN SCHOOL
003	12	50	COM		3	OFFICES-ACCESSORY TO CALHOUN SCHOOL
004	12	50	COM		3	OFFICES-ACCESSORY TO CALHOUN SCHOOL
005	11	50	COM		3	OFFICES-ACCESSORY TO CALHOUN SCHOOL OLD CODE
END OF SECTION						


Borough Commissioner

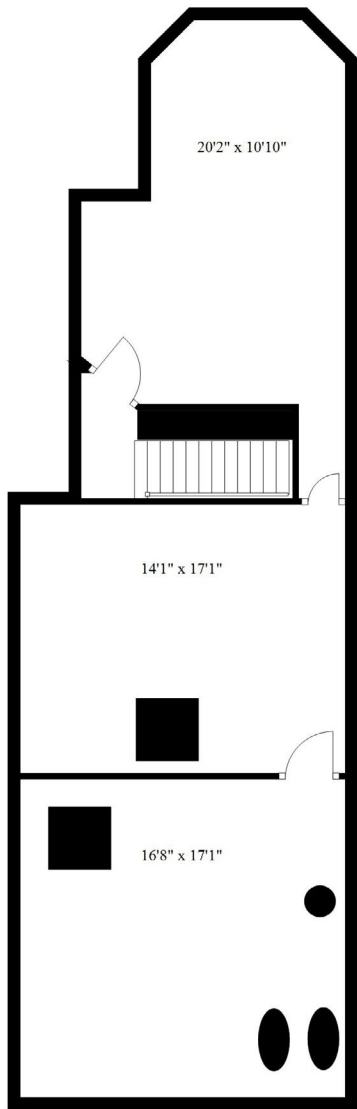

Acting Commissioner

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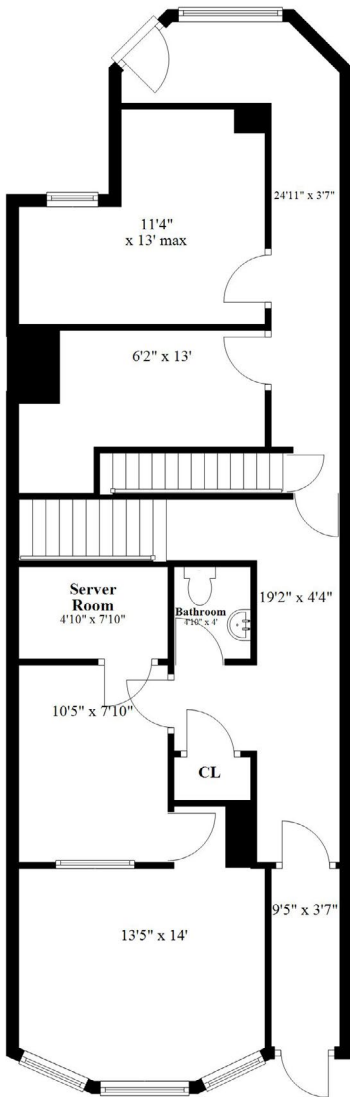
BASEMENT

CEILING HEIGHTS: 7'11"



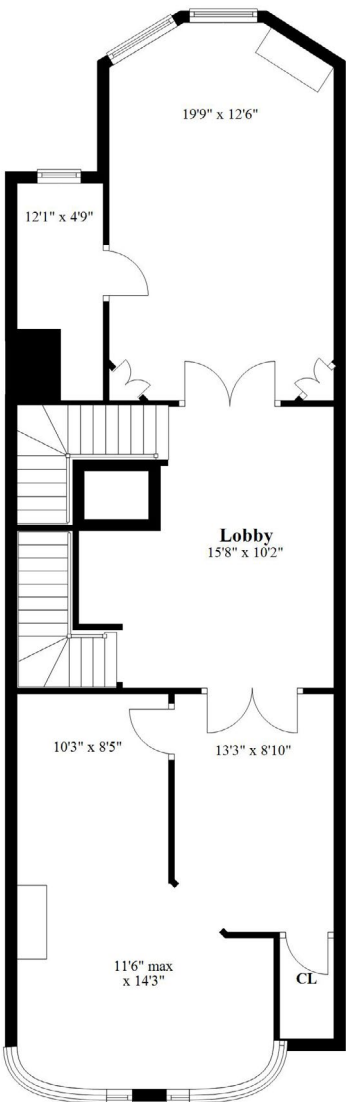
FIRST FLOOR

CEILING HEIGHTS: 7'6"



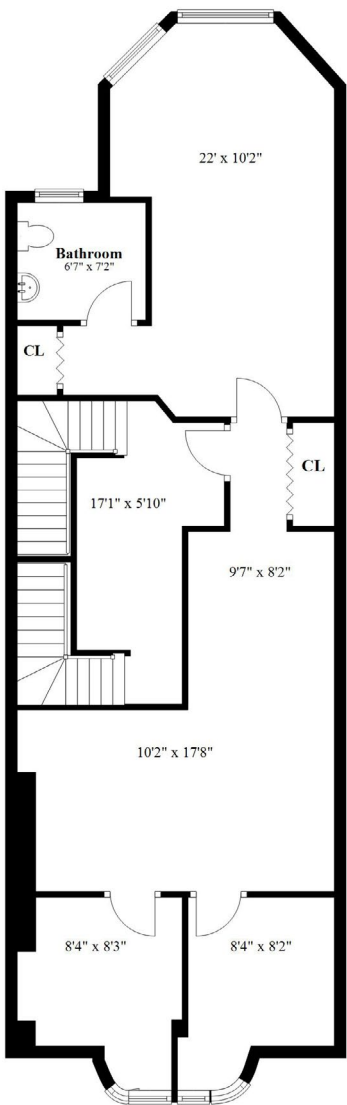
SECOND FLOOR

CEILING HEIGHTS: 10'00"



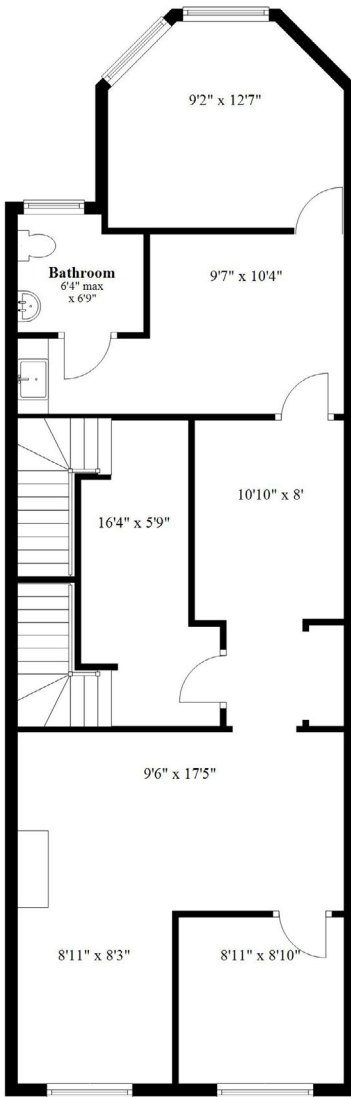
THIRD FLOOR

CEILING HEIGHTS: 9'3"



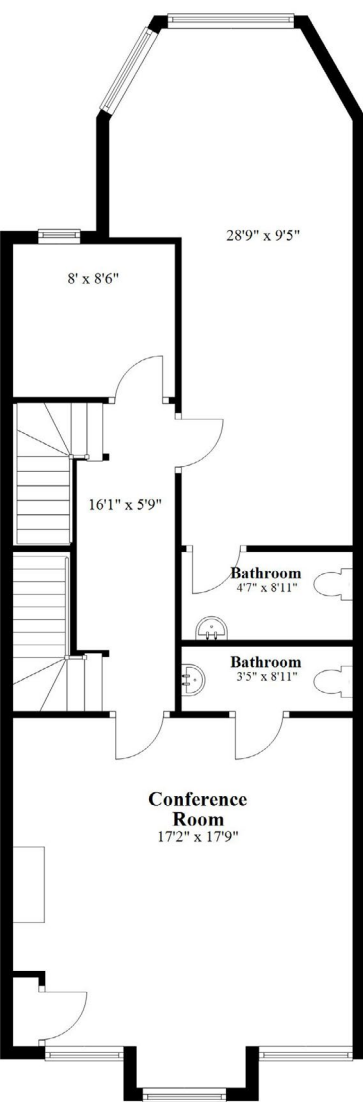
FORTH FLOOR

CEILING HEIGHTS: 8'10"



FIFTH FLOOR

CEILING HEIGHTS: 9'00"





CUSHMAN &
WAKEFIELD

304

WEST 81ST STREET

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