

# 870

West End Avenue



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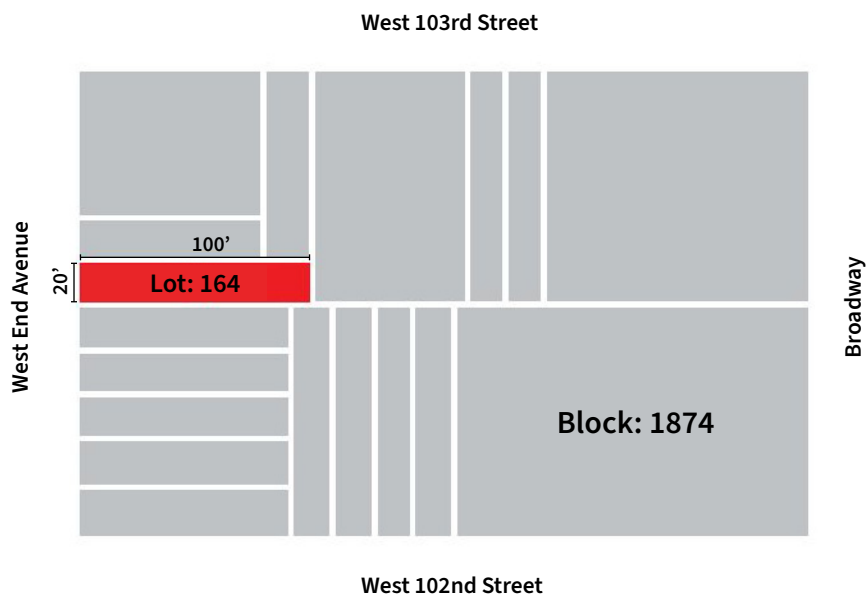
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## PROPERTY INFORMATION

<b>Address:</b>	870 West End Avenue
<b>Location:</b>	The subject property is located on the East Side of West End Avenue between West 102nd and 103rd
<b>Block / Lot:</b>	1874 / 164
<b>Lot Dimensions:</b>	20' x 100' (Approx.)
<b>Lot SF:</b>	2,000 (Approx.)
<b>Building Dimensions:</b>	20' x 50' (Plus 2-Floor Extension)
<b>Stories:</b>	4 (Plus Cellar)
<b>GSF:</b>	4,420 (Per DOF)
<b>Zoning:</b>	R8
<b>FAR:</b>	6.02
<b>Additional Air Rights:</b>	7,620
<b>Assessment (25/26):</b>	\$122,303
<b>R.E. Taxes (25/26):</b>	\$24,565
<b>Historic District:</b>	Riverside-West End Extension II

**ASKING PRICE: \$3,950,000**



## PROPERTY DESCRIPTION

JLL has been retained on an exclusive basis to arrange for the sale of 870 West End Avenue, a 20' wide Renaissance Revival townhouse located on the east side of West End Avenue between West 102nd and 103rd Streets.

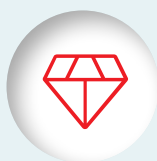
Constructed in 1891-1892 by Architect/Builder Martin V.B. Ferdon, the house is one of two remaining buildings out of the original five rowhouses built at the southeast corner of West 103rd Street. The beautifully maintained façade features intricately carved period detail together with a well-preserved stoop and decorated cornice. Currently configured for single-family use, the house could easily be rearranged at minimal cost to serve as a two-family with ground floor apartment and owner's triplex above. Features include significant original detail throughout the home, tall ceilings peaking at 11' on the parlor level, a generous sized garden, renovated kitchen featuring granite counter tops and stainless-steel appliances,

8-foot-tall cellar ceiling height and exceptionally low taxes of \$24,564.

The property possesses approximately 7,620 SF of excess air-rights which could be used to expand the overall square footage by squaring off the rear extension or adding a partial 5th story. Any plans for use of the excess air-rights would be subject to Landmarks Preservation Commission approval as the property lies within the Riverside – West End Historic District Extension II.

870 West End Avenue will appeal to an array of purchasers interested in acquiring a vacant move-in ready townhouse with the flexibility of supplemental income in a two-family configuration or undertaking a renovation to add additional amenities and upgraded finishes as a stunning single-family home. The property will be sold on an as-is where-is basis.

## PROPERTY HIGHLIGHTS



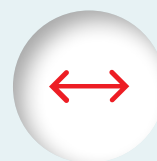
**Architecturally significant, beautifully detailed façade, stoop and cornice.**



**Delivered Vacant**



**Ideal for single or two-family use with little or no alteration**



**20 feet in width**



**Original Details**



**Steps from 103rd Street 1 Subway Station**



**1-block walk from Riverside Park**



## PHOTOS

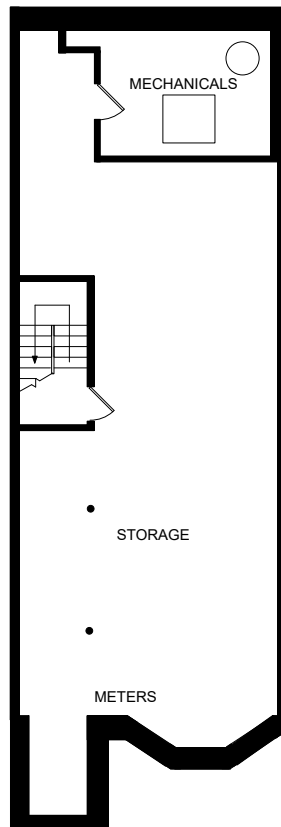




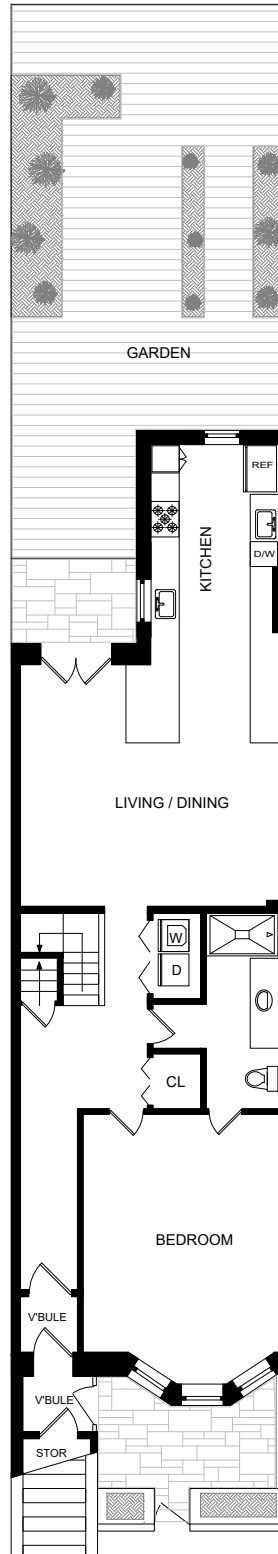
## PHOTOS



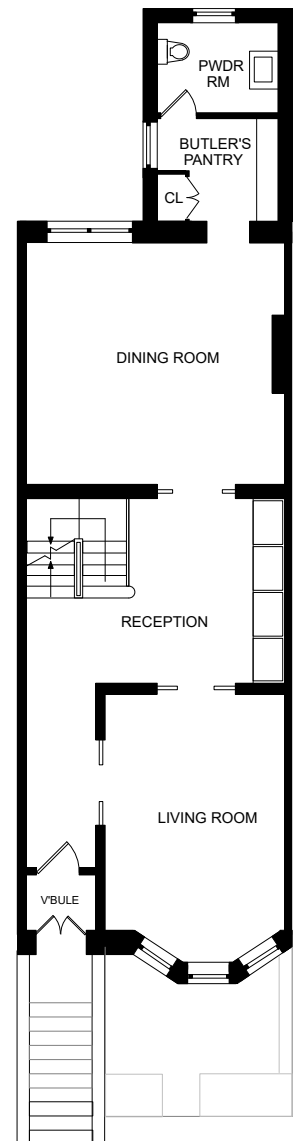
## FLOOR PLANS



Cellar



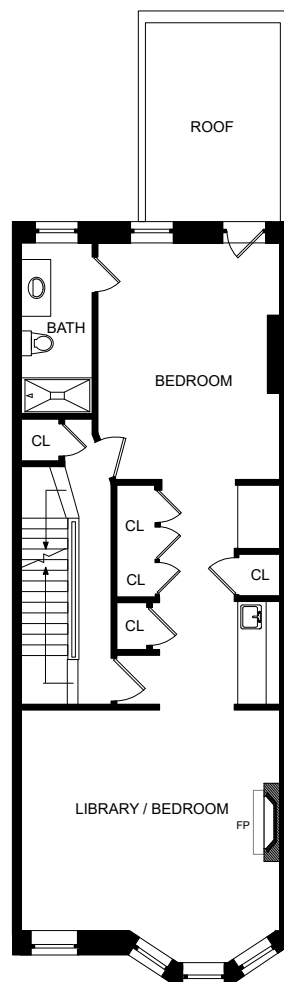
Garden Floor



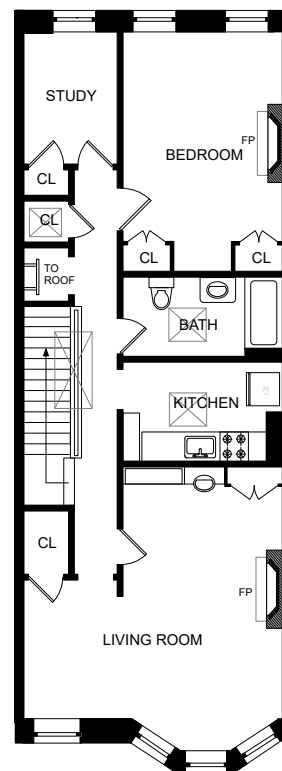
Parlor Floor



## FLOOR PLANS



Second Floor



Third Floor

# 870

West End Avenue

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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