

46 W 87th Street

13 UNIT MULTI-FAMILY IN PRIME UPPER WEST SIDE

EXCLUSIVE AGENTS

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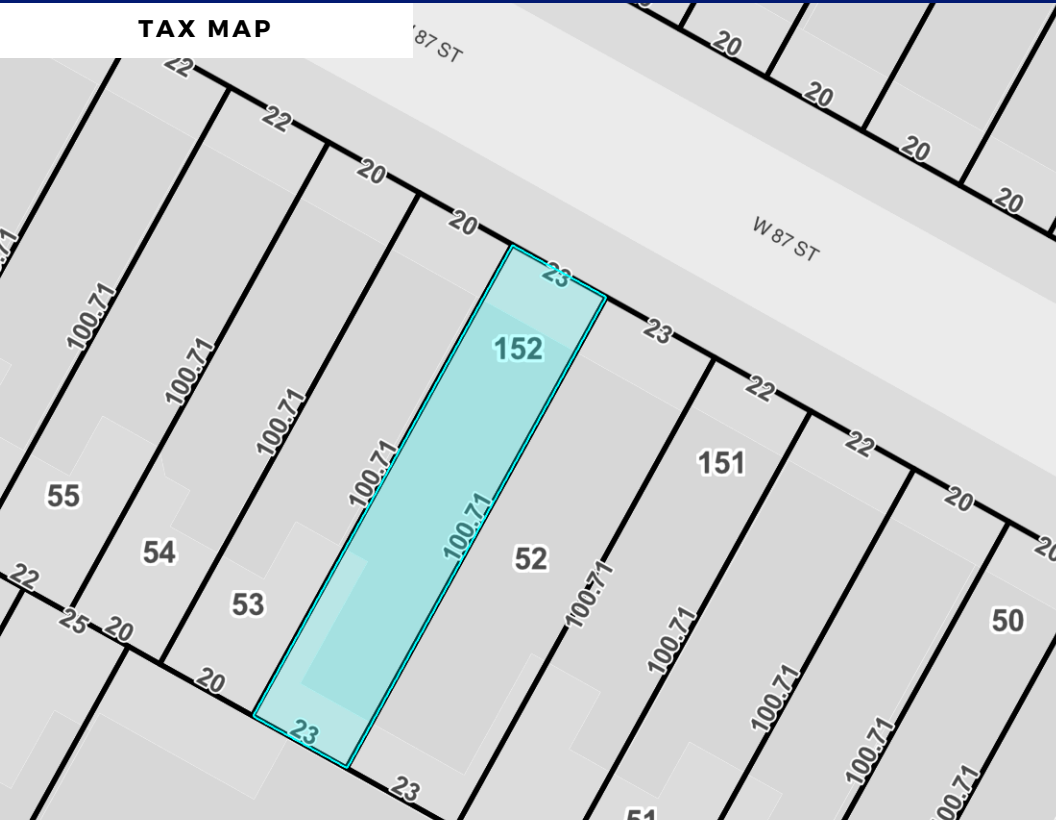
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TAX MAP



46 W 87th St, New York, NY 10024 offers a prime investment opportunity in the highly desirable Upper West Side, just a short walk from Central Park. This **13-unit** residential building spans **8,861 SF**. Currently generating a Net Operating Income (**NOI**) of **\$412,852**, the property offers significant upside potential, with substantial room for improvement.

PROPERTY INFORMATION

ADDRESS:	46 W.87 th , New York, NY 10024
NEIGHBORHOOD:	Upper West Side
BLOCK & LOT:	1200-152
TOTAL SF:	8,861 SF
LOT SIZE:	2,178 SF
ZONING:	R7-2
TYPE:	13 unit
NOI:	\$412,852

NEARBY TRANSPORTATION



• Henry Hudson Parkway (Route 9A / West Side Highway)

OFFERED AT
\$7,750,000

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

UNIT	SIZE	LEASE END DATE	MONTHLY RENT
A	1 Bedroom Duplex	09/30/2026	\$3,700.00
B	Studio - Rent Stabilized	08/31/2026	\$1,985.19
C	1 Bedroom Duplex w/ Backyard	NEW LEASE	\$5,500.00
1A	1 Bedroom	02/28/2026	\$3,600.00
1B	Studio	06/30/2026	\$2,850.00
1C	1 Bedroom	01/31/2026	\$3,700.00
2A	1 Bedroom	07/31/2026	\$4,000.00
2B	Studio	05/31/2026	\$2,900.00
2C	1 Bedroom	07/31/2026	\$3,750.00
3A	1 Bedroom w/ Balcony	06/30/2026	\$3,800.00
3B	1 Bedroom w/ Terrace	05/31/2026	\$4,495.00
4A	1 Bedroom	05/31/2026	\$4,350.00
4B	1 Bedroom	06/30/2026	\$4,100.00

OPERATING EXPENSES	
Super	\$7,200.00
Taxes	\$126,810.00
Maintenance	\$2,500.00
Exterminator	\$2,400.00
Utilities	\$11,000.00
Water	\$10,000.00
Insurance	\$12,000.00

MONTHLY INCOME	\$48,730.19	MONTHLY EXPENSES	\$14,325.83	MONTHLY NOI	\$34,404.36
ANNUAL INCOME	\$584,762.28	ANNUAL EXPENSES	\$171,910.00	ANNUAL NOI	\$412,852.28

CAP RATE

5.33%

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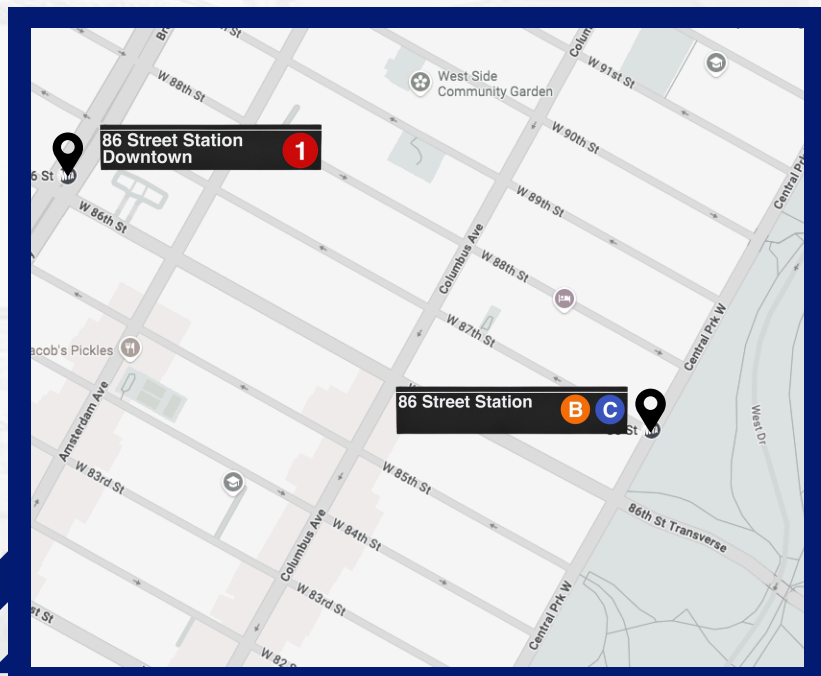


46 W 87th
NEW YORK

46 W 87th Street is located in the highly sought-after **Upper West Side**, half a block from **Central Park** and top-tier museums. The property is surrounded by vibrant dining and shopping options. This prime location offers strong potential for growth and steady demand, making it an ideal investment opportunity in one of Manhattan's most desirable neighborhoods.

Nearby subway stations include the **B**, **C**, **1**, **2**, and **3** trains, with stations located just moments away at 87th St & Central Park West, and 86th St & Broadway.

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A photograph of a row of historic townhouses. The building on the left is made of light-colored stone with arched windows and a central wooden door. A large tree with green leaves is on the far left. The middle building is white with a bay window. The building on the right is yellow with arched windows. A 'No Parking' sign is on a pole on the right. The word 'SERHANT.' is overlaid in the center.

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