



Park Block Easy Triplex
10 West 87th Street

Only Yards from the Park!

Between Columbus Avenue and Central Park West

20' x 100 Built 88' deep, with a 3-story extension





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DESCRIPTION

This turn-of-the-century brownstone is located on a prime block only a few yards from the Park. Like many townhouses, it was reconfigured as a multi-unit building before WWII. This one has 10 apartments, and was gut renovated about 25 years ago. While the building could certainly remain a rental property, it could also be re-converted to single family living. The distinguished rusticated stone and gracious pilasters of the façade are waiting only for a little attention to resume all their hauteur. Many of the original carved and mirrored fireplaces still adorn the exposed brick walls of the apartments, testifying, like the soaring 15' ceilings, to the care and expense once lavished on this home.

This building currently has six free-market rentals, three rent-stabilized units, and one rent-controlled apartment. Arrangements could be made for a multi-floor owners unit to include the parlour floor, leaving apartments above to contribute income. The property also features a closed porch and a balcony. The South-facing garden in the rear would be an ideal summer dining space, and the parlour floor would be breathtaking if reunited.

A new gas boiler provides heat throughout the building. The water heater is also new. All apartments are individually metered.



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ESTIMATED EXPENSES

Real Estate Taxes (2010-11)	\$ 55,400
Water & Sewer	\$ 1,200
Heat (gas) & Electricity	\$ 7,000
Repairs	\$ 5,000
Insurance	\$ 6,500
Super	\$ 1,650
Total Expenses:	\$ 76,750

ADDITIONAL INFORMATION

Historic District	Yes
Landmark Status	None
Zoning	R7-2
FAR	3.73
Maximum Allowable FAR	10
Tax Class	2B
Estimated Square Footage	7,500

Price: \$ 5,300,000

Buyers Call Cathy Connolly, *Buyer Specialist* – (212) 769-2900, ext. 219

Brokers Call Nicole Green, *Sales Representative* – (212) 769-2900, ext. 221

Negotiations Call Dexter Guerrieri, *President* – (212) 769-2900, ext. 211