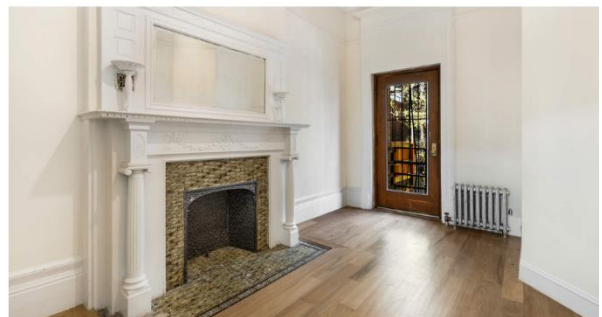




# Rare Investment Opportunity: Spacious Victorian Townhouse with Duplex on the Upper West Side

238 West 101<sup>st</sup> Street  
Between Broadway and West End Ave  
*17' x 101' Lot, Built 56' deep*



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### DESCRIPTION

This Victorian-era townhouse is located two blocks from Riverside Park on a quiet Upper West Side street. The building is comprised of six units, including a central duplex. The duplex apartment will be delivered vacant, making it an ideal option for a personal pied-à-terre. The other five units are currently occupied by tenants, with one of the units being a garden-level studio that has a large 45'-deep sunny garden. This provides the unique opportunity to add a spacious extension to the building. Rarely is a brownstone available at this price, offering an uncommon opportunity for those wishing to invest in the Upper West Side.

#### Garden Level:

Apartment IA - Currently, the main building entrance is on the garden level. The front studio is rent stabilized. It boasts windows with the original slat-wood shutters.

Apartment IB – Has a deregulated tenant with a lease expiring at the end of July 2023. The rear of the apartment opens into the sanctuary of the serene south garden, which stretches deep towards a row of low-lying townhouses. The entire garden level has 8'6"-high ceilings.

#### Parlour Level/ Third Floor Front:

Potential Owner's Duplex – The entire parlour level is the lower level of a duplex with a spiral staircase leading up to the front of the third floor. This duplex would make an excellent owner's unit. With three bedrooms and two full baths, there is room to accommodate a growing family. On the parlour level, the ceilings soar over 10 feet, and tall windows let in a lot of sunlight. The back of the parlour floor leads to a garden-view terrace. You can plant an herb garden or take your coffee gazing at the morning sky. The parlour level features original decorative molding, adding character to the rooms, and parquet floors. The rear bedroom features a fireplace with cappuccino-colored tile. The spiral staircase takes you to the third floor, half of which belongs to the duplex. The front room features white wood shutters and an interior that curves outward with the bow-front façade.

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### Third Floor Rear:

Apartment 3B - Taking up the rear of the third floor, Apartment 3B is currently rent stabilized at a very high-income rent. The entire floor has 10'6" high ceilings.

### Fourth Floor:

Apartment 4A - Apartment 4A is rent stabilized studio.

Apartment 4B - Apartment 4B is a deregulated studio apartment. It features a fireplace with original molding and mantel. The ceiling height is 9'6" throughout the entire floor.

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### EXPECTED RENT ROLL

| Unit | Bedrooms | Status           | Rent                | Lease Expiration  |
|------|----------|------------------|---------------------|-------------------|
| 1A   | Studio   | Rent Stabilized  | \$1,821.69          | January 31, 2024  |
| 1B   | Studio   | Deregulated      | \$2,025             | July 31, 2023     |
| 2    | 3 Bed    | Rent Stabilized  | \$3,351.20          | Vacant            |
| 3B   | Studio   | Rent Stabilized  | \$2,284.43          | October 31, 2023  |
| 4A   | Studio   | Rent Stabilized  | \$852.37            | February 29, 2024 |
| 4B   | Studio   | Deregulated      | \$1,895             | November 30, 2023 |
|      |          | <b>Monthly:</b>  | <b>\$12,229.69</b>  |                   |
|      |          | <b>Annually:</b> | <b>\$146,756.28</b> |                   |

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### ESTIMATED EXPENSES

Real Estate Taxes (2022)    \$42,500

### ADDITIONAL INFORMATION

Year Built    1892 est.  
Zoning        R8B  
Historic District    Riverside Drive- West End District  
FAR            2.18  
Maximum Allowable FAR    4  
Tax Class     2A  
Approximate Square Footage:    3,744

**Price: \$ 3,150,000**

### *Contact:*

**The Vandenberg Team**

[Inquiries@TownhouseExperts.com](mailto:Inquiries@TownhouseExperts.com)

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