



## Original Details Abound in 5-Unit UWS Classic Southern and Eastern Exposures Fill Townhouse with Sunlight

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*



VANDENBERG—The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.





## Original Details Abound in 5-Unit UWS Classic Southern and Eastern Exposures Fill Townhouse with Sunlight

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*



VANDENBERG—The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



## Original Details Abound in 5-Unit UWS Classic Southern and Eastern Exposures Fill Townhouse with Sunlight

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*

### DESCRIPTION

Deep, wide, and an excellent opportunity to live with income on the Upper West Side. 250 West 73rd Street is more than just a 19-foot building, it is a top-notch multi-family that embraces the classic feel of townhouse living. Featuring a floor-through office with direct street access, two duplexes, and two one-bedroom units, each space is unique yet finds the balance between original mantle pieces, moldings, and modern amenities.

The townhouse also has multiple outdoor spaces. It is uniquely configured around a quiet, courtyard garden in the middle of the lot, which allows for extra garden views and sunlight from both the East and South to fill interior rooms. There are also two private, rooftop terraces accessible from individual duplexes.

With a hefty rent roll, and location just one block away from Riverside Park, Fairway, Trader Joe's, and the 72nd Street Subway hub, you can't afford not to see this townhouse.

#### **Garden Floor:**

The garden floor is currently occupied by a professional medical office. There is a dedicated entrance under the front stoop. The unit has private access to the courtyard garden.

#### **Parlour Floor:**

The vestibule and grand hall showcase classic townhouse features such as original wainscoting, banisters, and a wood-framed decorative mirror, all impeccably maintained by the current owner. Beyond the main stairwell lies the entrance to an owner's duplex and the heart of the parlour floor. A central living room is large enough to accommodate multiple seating configurations for formal entertaining or casual family time. It boasts twelve-foot ceilings, wonderful millwork, and an extra-large window overlooking the courtyard garden below. The centerpiece of the room is a gorgeous, original fireplace mantle and tile hearth that span almost an entire wall.

A set of pocket doors reveal the parlour front, which is occupied by a huge bedroom and ensuite bath. Highlights include two large windows with original shutters and ample closet space.

A gallery, or wide hallway, leads from the living room to the rear of the parlour floor. The gallery has several tall, East-facing windows that fill the space with natural light. There is also a private staircase that climbs to the second floor of the duplex. The remainder of the floor contains a formal dining room, separate kitchen, and powder room.

---

VANDENBERG — The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



## Original Details Abound in 5-Unit UWS Classic Southern and Eastern Exposures Fill Townhouse with Sunlight

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*

### **Third Floor:**

The third floor rear is reached by ascending the private staircase within the gallery. It features two main spaces that bask in Southern exposures - an enormous master bedroom suite with a fireplace and oversized window overlooking the courtyard garden as well as a sunroom that opens to a wonderful roof deck. Adjacent to the bedroom is a closet, dressing area, and full bathroom.

The main stairwell provides access to the front of the third floor, which is the entry point to the second duplex within the townhouse. The living room in this unit boasts five windows, including a bay with built-in seat, as well as an original fireplace with a gorgeous mantelpiece and tilework. A full bathroom is also on this floor of the unit, and a spiral staircase connects the living room to the remainder of the duplex on the fourth floor.

### **Fourth Floor:**

The fourth floor is an exceptional use of space. Primarily hosting the living quarters of duplex number two, it is comprised of a dining room, well-appointed kitchen, full bathroom, and a gigantic bedroom with private terrace.

There is also a bonus room and full bathroom located off the main hallway that serves as a guest suite of the owner's unit.

### **Fifth Floor:**

The fifth floor of the townhouse contains two spacious one-bedroom apartments.

### **Cellar:**

The cellar is accessed by a private stairwell in the owner's duplex. Its dry and tidy rooms provide space for laundry, storage, and mechanicals.

---

VANDENBERG — The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.





**Original Details Abound in 5-Unit UWS Classic  
Southern and Eastern Exposures Fill Townhouse with Sunlight**

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*

**ESTIMATED EXPENSES**

|                          |                  |
|--------------------------|------------------|
| Real Estate Taxes (2019) | \$75,798         |
| Heat & Electric          | \$12,708         |
| Insurance                | \$6,612          |
| Umbrella Policy          | \$1,723          |
| Water & Sewer            | \$3,876          |
| <b>Total</b>             | <b>\$100,717</b> |

**RENT ROLL**

| <b>Unit</b>   | <b>Status</b>  | <b>Current Rent</b> | <b>Projected Rent</b> | <b>Lease Expiration</b> |
|---------------|----------------|---------------------|-----------------------|-------------------------|
| Garden office | Free Market    | \$6,000             | \$7,000               | Month to Month          |
| 1             | Owner Occupied | N/A                 | \$6,700               |                         |
| 2             | Free Market    | \$3,995             | \$5,500               | Month to Month          |
| 4R            | Free Market    | \$2,400             | \$2,800               | Month to Month          |
| 4F            | Free Market    | \$2,400             | \$2,800               | Month to Month          |

**Current Monthly Rental Income: \$14,795**

**Current Annual Income: \$177,540**

**Projected Monthly Rental Income: \$24,800**

**Projected Annual Income: \$297,600**

---

VANDENBERG—The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



**Original Details Abound in 5-Unit UWS Classic  
Southern and Eastern Exposures Fill Townhouse with Sunlight**

250 West 73<sup>rd</sup> Street  
Between West End Avenue and Broadway  
*19.33' x 102.17', Built 92' Deep*

**ADDITIONAL INFORMATION**

|                            |                               |
|----------------------------|-------------------------------|
| Year Built                 | 1887                          |
| Historic District          | West End-Collegiate Extension |
| Approximate Square Footage | 5,750                         |
| FAR                        | 2.49                          |
| Maximum Allowable FAR      | 4                             |
| Zoning                     | R8B                           |
| Tax Class                  | 2A                            |

**Price: \$4,999,999**

***Contact:***

**The Vandenberg Team**  
Inquiries@TownhouseExperts.com  
(212) 769-2900

---

VANDENBERG—The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



Original Details Abound in 5-Unit UWS Classic  
 Southern and Eastern Exposures Fill Townhouse with Sunlight

250 West 73<sup>rd</sup> Street  
 Between West End Avenue and Broadway  
 19.33' x 102.17', Built 92' Deep



VANDENBERG — The Townhouse Experts™ • LICENSED REAL ESTATE BROKER

1995 BROADWAY • NINTH FLOOR • NY, NY 10023 • Phone 212.769.2900 • [TownhouseExperts.com](http://TownhouseExperts.com)

© 2019 Vandenberg—The Townhouse Experts™. All material presented herein is intended for information purposes only. While, this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms and the school district in property listings should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.