



AT DOUGLAS ELLIMAN
REAL ESTATE

West 70s Multi-Family Ready for Your Vision

268 West 73rd Street

Between Broadway and West End Avenue

18' x 100', Built 78' Deep



VANDENBERG – The Townhouse Experts™ at Douglas Elliman Real Estate • LICENSED REAL ESTATE BROKER
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DESCRIPTION

Situated between Broadway and West End Avenue lies this five story, multi-family townhouse. The building is eighteen feet wide and has ten units with high ceilings, spacious rooms, and plentiful windows that provide natural light. There is also a South-facing garden in the rear of the townhouse.

268 West 73rd Street is an ideal investment property, and any future renovations can suit the owner's preferences and needs. There is potential for conversion to a single-family townhouse with grand garden and parlour floors, or, perhaps, the creation of high-end rental units with a robust rent roll. Priced to compete in the heart of the Upper West Side, this is an opportunity to seize.

ESTIMATED EXPENSES

Real Estate Taxes (2019)	\$46,827
Water & Sewer	\$2,507
Con Edison	\$12,435
Super	\$1,616
Boiler Maintenance & DoB Filing	\$2,120
Insurance	\$6,707
Fees	\$1,050
Miscellaneous	\$774
Total:	\$74,036

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RENT ROLL

Unit	Status	Rent	Lease Expiration
1A	Vacant	N/A	Delivered Vacant
1B	Vacant	N/A	Delivered Vacant
2A	Rent Controlled	\$339.45	N/A
2B	Vacant	N/A	Delivered Vacant
3A	Owner Occupied	N/A	Delivered Vacant
3B	Vacant	N/A	Delivered Vacant
4A	Owner Occupied	N/A	Delivered Vacant
4B	Vacant	N/A	Delivered Vacant
5A	Owner Occupied	N/A	Delivered Vacant
5B	Rent Stabilized	\$674.68	06/30/2019

Monthly Rental Income **\$1,014.13**

Annual Income **\$12,169.56**



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ADDITIONAL INFORMATION

Year Built	1920
Historic District	West End-Collegiate Extension
Zoning	R8B
FAR	3.53
Maximum Allowable FAR	4
Tax Class	2B
Approximate Square Footage	6,470

Price: \$3,995,000

Contact:

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(212) 769-2900



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Douglas Elliman
REAL ESTATE

268 West 73rd Street
approx.
6,470 sq. ft.



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