



**All Free-Market Units in a Lovely 18-Foot Wide Townhouse  
Renovated Owner's Triplex  
Perfect Configuration to Live-With-Income**

**309 West 87<sup>th</sup> Street**

Between West End Avenue and Riverside Drive

*18' x 100.67' Lot, Built 66' Deep*



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**VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER**

**251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)**

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**DESCRIPTION**

Details matter, and this unique townhouse opportunity is full of wonderful details. It is located on a prime townhouse block just steps from Riverside Park and boasts 18-feet of width plus a gorgeous stoop and rear garden. Currently configured as five free-market units, including a spacious owner's triplex, this townhouse is ideal for "living with income." Inside, from moldings to mantelpieces, many original details have been preserved and enhanced to create a charming living space. The triplex has been fully renovated with central air and the two large bedroom suites both have luxuriously renovated bathrooms. The rest of the building has been restored and updated with replacement windows, updated plumbing and electric and a gorgeous facade and stoop. This townhouse can be delivered vacant.

**Garden Floor (Owner's Triplex):**

A private entrance under the townhouse stoop leads to the garden floor, and primary living level, of the owner's triplex. Highlights include a large living room, formal dining room with direct garden access, and a spacious mid-gallery ideal for a library or bar. The fully-equipped kitchen is located in an extension just off the dining room and also leads out to the grand rear garden. A powder room completes the floor.

**Parlour Floor (Owner's Triplex):**

The parlour floor offers a dedicated formal foyer and stairwell to access the upper apartments. The remainder of the floor is part of the owner's triplex and hosts two very large bedrooms each with ensuite bathrooms.

**Cellar (Owner's Triplex):**

An excavated cellar completes the owner's triplex and provides an additional 1,000 square feet of living space. There is a huge family room, separate home office, full bathroom as well as a dedicated laundry area. A separate room is designated for all the townhouse mechanicals. The cellar has been completely finished and has access via a stairwell to the garden.

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**Third Floor:**

Two one-bedroom apartments occupy the third floor of the townhouse. The rear apartment has a private terrace overlooking the garden below.

**Fourth Floor:**

The fourth floor contains two sunny studio apartments. The rear studio features a decorative fireplace.

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**CURRENT RENT ROLL**

<b>Unit</b>	<b>Bedrooms</b>	<b>Status</b>	<b>Rent</b>	<b>Lease Expiration</b>
1	Triplex	Free Market	\$8,000	Month to Month
2	I Bed	Free Market	\$2,000	Month to Month
3	I Bed w/ terrace	Free Market	\$2,600	Month to Month
4	Studio I	Free Market	\$2,300	Month to Month
5	Studio 2	Free Market	Owner Occupied	N/A
		<b>Monthly:</b>	<b>\$14,900</b>	
		<b>Annually:</b>	<b>\$178,800</b>	

**PROJECTED RENT ROLL**

<b>Unit</b>	<b>Bedrooms</b>	<b>Status</b>	<b>Rent</b>
1	Triplex	Free Market	\$10,000- \$12,000
2	I Bed	Free Market	\$2,800
3	I Bed w/ terrace	Free Market	\$3,000
4	Studio I	Free Market	\$2,500
5	Studio 2	Free Market	\$2,500
		<b>Monthly:</b>	<b>\$22,800</b>
		<b>Annually:</b>	<b>\$273,600</b>

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**ESTIMATED EXPENSES**

Real Estate Taxes (2021)	\$48,000
Insurance	\$3,360
ConEdison	\$11,150
Water & Sewer	\$2,900
<b>Annual Expenses</b>	<b>\$65,410</b>

**ADDITIONAL INFORMATION**

Year Built	1891
Historic District	Riverside-West End
Zoning	C5
FAR	2.42
Maximum Allowable FAR	6.02
Tax Class	2B
Approximate Square Footage	5,478 <i>includes fully finished cellar level</i>

**Price: \$ 5,750,000**

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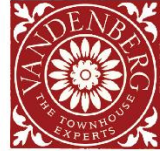
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*The Townhouse Experts™*  
212 769 9600



**309 West 87th Street**

*Approx. 5,478 Total Sq. Ft.  
Approx. 4,380 Above Grade Sq. Ft.*



THE TOWNHOUSE EXPERTS, LLC LICENSED REAL ESTATE BROKER

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