



AT DOUGLAS ELLIMAN
REAL ESTATE

19.6' Wide Clarence True Multi-Family Townhouse Riverside Park-Block with Excellent Income Potential

312 West 90th Street
Between West End Avenue and Riverside Drive
19.6' x 100.67', Built 58' Deep





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DESCRIPTION

Constructed as part of a contiguous row of six townhouses designed by famed architect Clarence True, multi-family, just shy of 20-feet offers a rare opportunity. The townhouse features six apartments with beautiful, high ceilings, plentiful windows, and a generous rent roll. Three units were recently renovated with high-end finishes while also preserving many of the original Renaissance Revival details. It is a True testament to the quality of construction as well as the possibilities for future renovation projects that include the potential to create a deluxe triplex with private, South-facing garden access. Moreover, the townhouse is located on a highly-desirable block just steps from the Soldiers and Sailors Monument, Riverside Park dog run, Hudson River Greenway, and all UWS favorites.

Garden Floor:

The entrance to the building is on this level, and access to the upper floor apartments is gained via a main stairwell. Apartment 1 is a free-market, floor-through unit. The renovated layout includes two bedrooms and two bathrooms. A private garden is a desirable highlight of this unit.

Parlour Floor:

This floor hosts Apartment 2, which is another sunny, floor-through unit. Featuring three bedrooms, two full bathrooms, and a fabulous new kitchen with marble countertops and top of the line appliances, this apartment is a free-market gem.

Third Floor:

Apartments 3A and 3B are located on this floor. The front unit, 3A, is a rent-stabilized one bedroom, one bathroom. The rear of the floor contains Apartment 3B, which is a split-level duplex. It is a gorgeously renovated, free-market unit with two bedrooms and two bathrooms.

Four Floor:

The fourth floor front contains Apartment 4A. It is a rent-stabilized one bedroom, one bathroom unit. The rear portion of this floor is the upper duplex level of Apartment 3B.

Fifth Floor:

Apartment 5A is currently a one bedroom, one bathroom unit.

Cellar:

Accessible from the main stairway, the cellar houses mechanicals as well as storage space.



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ESTIMATED EXPENSES

Real Estate Taxes (2018)	\$46,540
Gas & Electric	\$6,777
Insurance	\$5,000
Water & Sewer	\$2,120
Total	\$60,437

RENT ROLL

Unit	Status	Rent	Lease Expiration
1	Free Market	\$4,700	06/30/2019
2	Free Market	\$4,550	01/31/2020
3A	Rent Stabilized	\$947.77	06/30/2019
3B	Free Market	\$4,678	02/28/2019
4	Rent Stabilized	\$1,107.57	03/31/2020
5	Free Market	\$791.53	06/30/2019

Monthly Rental Income	\$16,774.87
Annual Income	\$201,298.44



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ADDITIONAL INFORMATION

Year Built	1900
Historic District	Yes
Approximate Square Footage	4,744
FAR	6.02
Maximum Allowable FAR	6.5
Zoning	R8
Tax Class	2A

Price: \$5,100,000

Contact:

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