



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

312 West 90<sup>th</sup> 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
<b>Total</b>	<b>\$60,436</b>

### 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

### RENT ROLL

Apartment Number	Status	Rent
I	FM	\$4,650
2	FM	\$4,550
3A	RS	\$947.77
3B	FM	\$4675
4A	RS	\$1085.85
5A	RS	\$791.53

**\$16,700 Estimated Monthly Rental Income**

**\$200,400 Estimated Yearly Rental Income**

**Price: \$5,100,000**

*Buyers Call: Cathy Connolly, Lead Buyer Specialist – (212) 769-2900, ext. 219  
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