



Turnkey 7-Unit Investment Townhouse Steps from Central Park
8 West 87th Street
Between Central Park West and Columbus Ave
20' x 100.67', Built 92' deep



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DESCRIPTION

Built in 1898, this five-story townhouse at 8 West 87th Street is a rare turnkey investment opportunity just steps from Central Park, located within the Upper West Side/Central Park West Historic District. Designed in the Francis I Revival (Chateausque) style, the building features a striking facade of copper, stone, terra cotta, and white Roman brick, inspired by the romantic estates of France's Loire Valley—a style made famous in the U.S. by Richard Morris Hunt's Biltmore House in North Carolina. The building retains its original architectural character and historic charm.

Spanning 7,750 square feet, this property comprises seven apartments, six of which have been fully renovated with modern finishes, new appliances, and virtual doorman systems. Five units also feature new central heating and air conditioning, with utility costs covered by the tenants—making this a remarkably low-expense building to operate.

A full staircase leading to the roof, an uncommon luxury in a prewar building, offering exciting potential for a future roof deck build-out. Additional highlights include a basement laundry area and close proximity to the B, C, and I subway lines, as well as Lincoln Center, the Metropolitan Opera, and the American Museum of Natural History.

This offering combines convenience with long-term rental appeal, making it an excellent opportunity for investors seeking both stability and upside.



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First Floor

The first floor includes two units: a well-proportioned front-facing studio with tall windows and an efficient layout, and a spacious rear duplex that extends into the garden. The duplex features central air/heat, two full bathrooms, one bedroom (flex 2 bedroom), direct garden access, and three means of egress. With generous natural light and seamless access to basement laundry, this level offers a versatile mix of compact and expansive rental options.

Second Floor

This full-floor apartment features a one-bedroom (flex 2 bedroom), layout with two full bathrooms, central air/heat, and a large private terrace directly off the kitchen—ideal for entertaining. Decorative bay windows, high ceilings, and abundant storage create an airy and open feel throughout, while the bedroom includes a quiet nook perfect for an office or reading space.

Third Floor

The third floor offers two thoughtfully designed one-bedroom apartments. The front unit has a classic layout with excellent light and prewar charm. The rear half-floor unit is streamlined and well-appointed, with updated appliances, central air/heat, and a quiet rear-facing orientation. Both units are renovated with clean finishes and functional layouts.

Fourth Floor

A generous two-bedroom, two-bath floor-through apartment with central air/heat, spans the entire fourth floor. The layout includes a small private terrace off the kitchen, updated fixtures, ample closet space, and bright natural light throughout. Its scale and comfort make it ideal for long-term tenancy.

Fifth Floor

The top floor is home to a full-floor two-bedroom, two-bath apartment with central air/heat, close access to the roof via a full staircase, making a future roof deck more feasible. The unit features elevated skyline views, abundant natural light, and quiet privacy. Both bedrooms include the signature slanted windows seen in the building's historic facade, blending architectural charm with unique potential.



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Expected Rental Income

Seven apartments, 5 free-market, 2 stabilized*

	<u>Furnished Rentals (via Haus**)</u>	<u>Traditional Rentals</u>
Apt 1F:	\$1,641.15/month (stabilized)	\$1,641.15/month (stabilized)*See below
Apt 1B:	\$15,000/month	\$8,500/ month
Apt 2:	\$15,000/month	\$8,500/ month
Apt 3F:	\$1,080/month (stabilized)	\$1,080/ month (stabilized) *See below
Apt 3B:	\$6,500/month	\$5,000/ month
Apt 4:	\$15,000/month	\$8,500/ month
Apt 5:	\$15,000/month	\$8,500/ month
Monthly Total:	\$69,221.15	Monthly Total: \$41,721.15
Annual Total:	\$830,653.80	Annual Total: \$500,653.80

*Per the owner's attorney, because the building has gone through a substantial rehabilitation, units 1A and 3A will turn over to free-market once vacated. Please consult with your attorney.

***Haus provided rental estimates based on their current furnished rental history of \$13-19K/month for the 2-bedroom apartments. The cost to list via Haus is 15% of rent. They would sign a 12-month agreement with the building owner. If you want to rent furniture through them as well instead of purchasing yourself, that is also an option. All rents are estimates and subject to change. Haus charges \$1,500/month furnishing rental.*



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ESTIMATED EXPENSES

	Monthly	Annual
Real Estate Taxes	\$6,626	\$79,515
Insurance	\$825	\$9,897
Gas & Electric	\$250	\$3,000
Water & Sewer	\$200	\$2,400
Security	\$75	\$900
Total	\$7,976	\$95,712

ADDITIONAL INFORMATION

Year Built	1898 est.
Zoning	R10A, R7-2
Tax Class	2B
Approx. Square Footage	7,750
Additional Air Rights	10,000 sqft

Price: \$ 6,850,000

Contact:

The Vandenberg Team

Inquiries@TownhouseExperts.com

(212)769-9600



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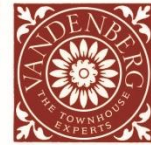
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 Approx. 7,750 Total Sq. Ft.



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