



117 WEST 85TH STREET

UPPER WEST SIDE

LESLIE
GARFIELD

117 WEST 85TH STREET

117 West 85th Street is an historic three-family brownstone designed and constructed in 1891 by the architect John G. Prague in the Queen Anne and Renaissance Revival styles. The current configuration is a spacious owner’s triplex with two one-bedroom floor-throughs above.

The bright and airy triplex, which occupies the garden, parlor and third floors of the building, features four bedrooms, a home office, two private outdoors spaces, stunning original details which have been beautifully maintained and restored throughout the years, soaring ceilings, and a wine room and cedar closets in the cellar. The one-bedroom apartments consist of large bedrooms and living rooms, abundant natural light, and great ceiling heights. The fourth floor unit has a private terrace, while the fifth floor apartment has updated finishes and a washer/dryer in unit.

This townhome is conveniently located in close proximity to Central and Riverside Parks, excellent schools, fine dining and retail, The Museum of Natural History, and public transportation. Tthis property offers ideal flexibility for a live-with-income user, an investor, or a buyer looking to convert to a luxurious single-family home.

PROPERTY

\$6,495,000

NEIGHBORHOOD

Upper West Side

ROOMS



6



5



3

FEATURES

- + Owners Triplex
- + Beautiful Original Details
- + Three Units
- + Abundant Natural Light
- + Three Private Outdoor Spaces





CURRENT RENT ROLL

Unit	Type	Monthly Rent (estimated)
1	Triplex	\$15,000
2	One Bedroom	\$4,800 (exp.6/30/2026)
3	One Bedroom	\$4,400 (exp.8/31/2026)
Total		\$290,400

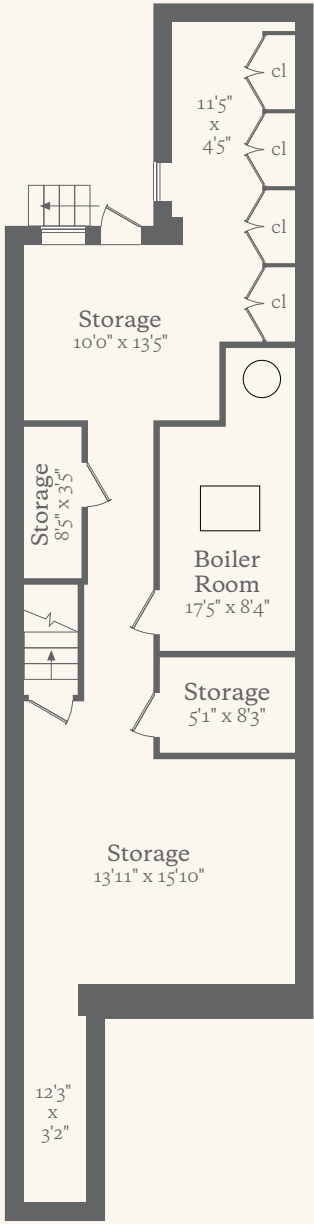


PROJECTED EXPENSES

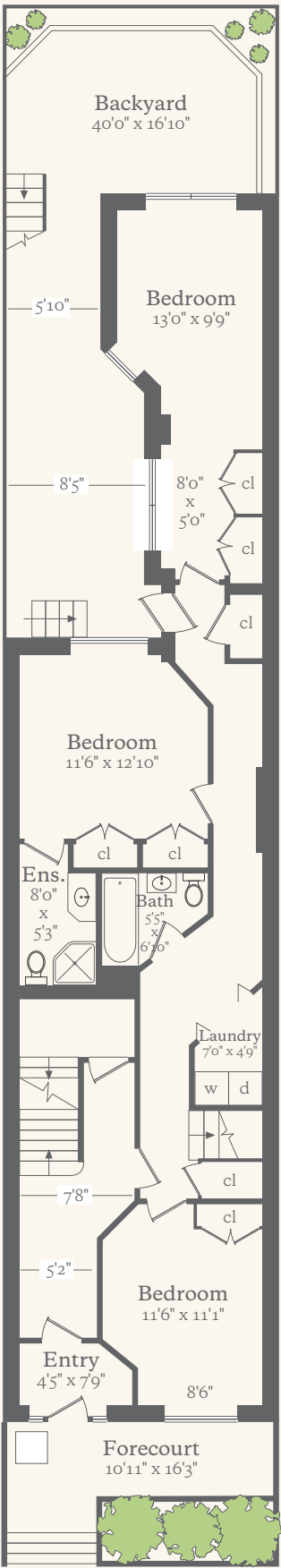
Real Estate Taxes	\$95,933
Utilities	\$10,129
Water/Sewer	\$1,943
Insurance	\$9,855
Miscellaneous	\$6,454
TOTAL	\$124,314

Net Operating Income
\$165,984

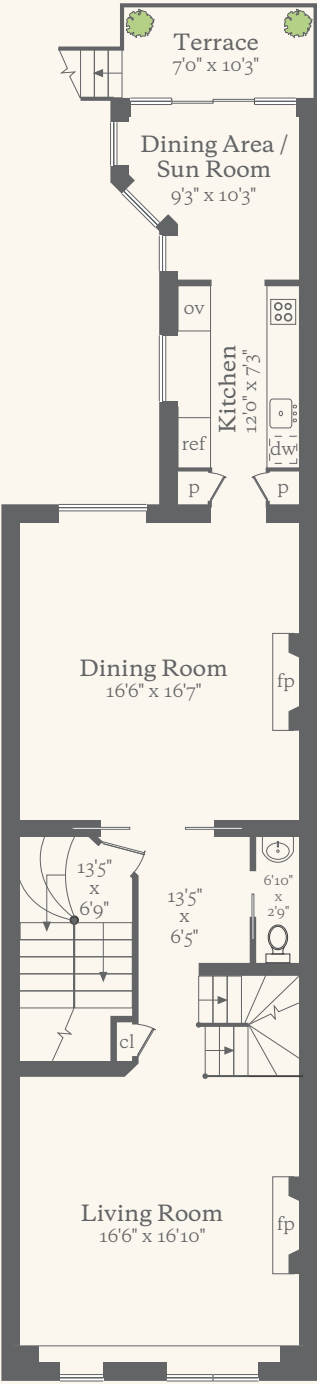
FLOORPLAN



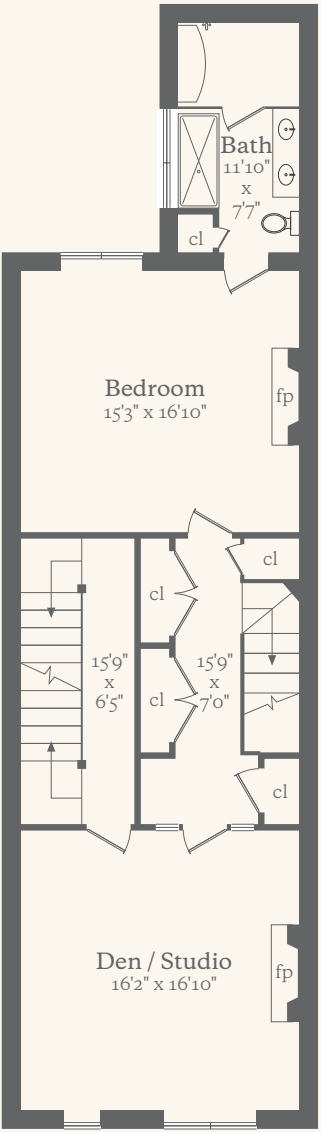
CELLAR



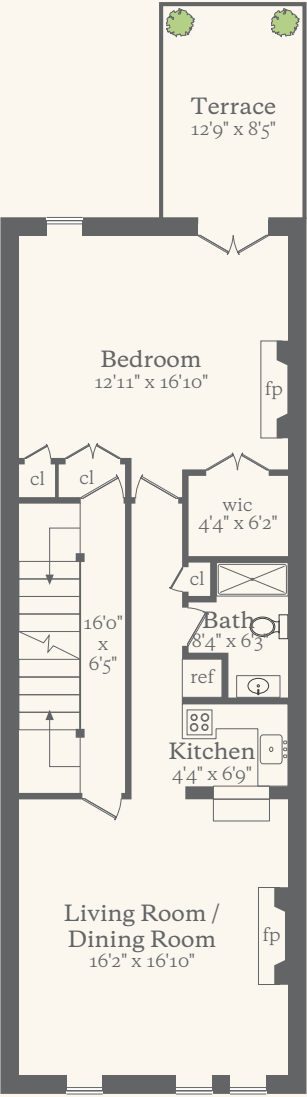
GARDEN LEVEL



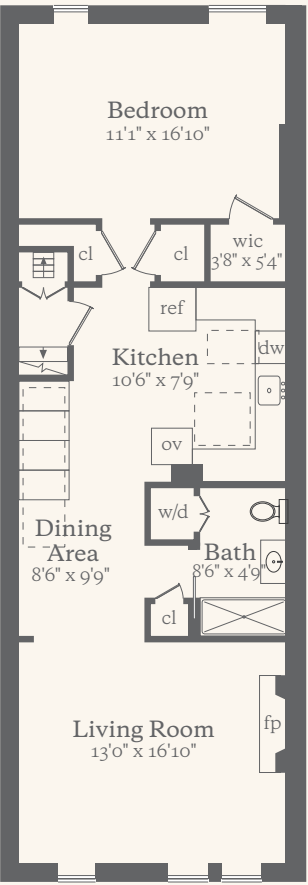
PARLOUR LEVEL



THIRD LEVEL



FOURTH LEVEL



FIFTH LEVEL

Sales & Advisory Team



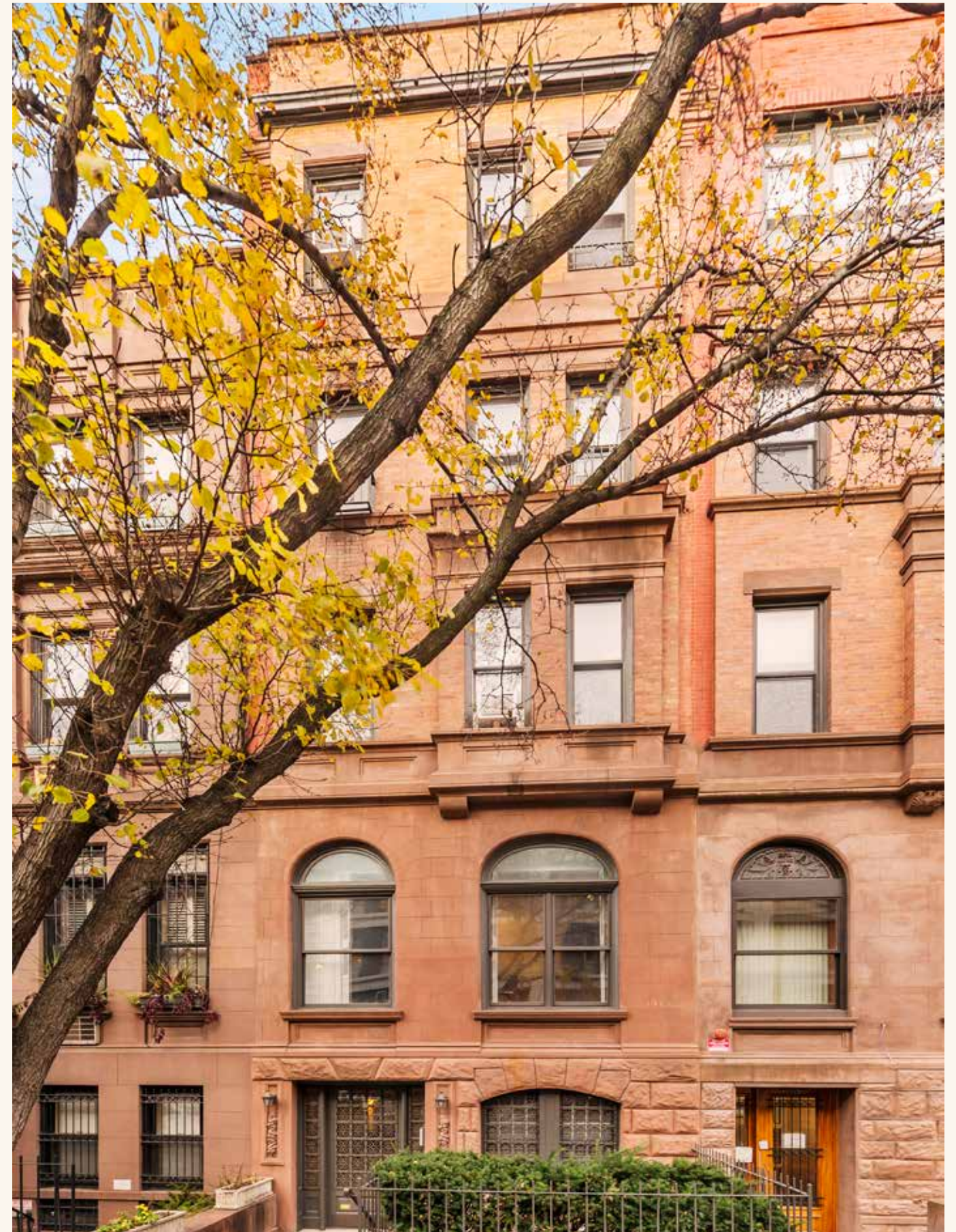
Richard Pretsfelder
212-574-6965
RDP@lesliegarfield.com



Sophie Smadbeck
212-574-6970
SS@lesliegarfield.com



Morgan Garofalo
212-574-6975
MG@lesliegarfield.com



LESLIE GARFIELD

Specializing in
New York City Townhouses

505 Park Ave. Suite 303
New York, NY 10022

+1 (212) 371 - 8200
lesliegarfield.com

122 Montague Street, 2nd Floor
Brooklyn, NY 11201

All information provided by us has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyers must verify all information and bear the risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property

© Leslie J Garfield & Co. 2023 All Rights Reserved.