



46 WEST 90TH STREET

UPPER WEST SIDE

LESLIE
GARFIELD

46 WEST 90TH STREET

46 West 90th Street is a 6,790-square-foot Renaissance Revival townhouse, originally designed in 1901 by Theodore E. Thomson. Currently configured as four free-market units, the property features a renovated owner’s duplex with 3 bedrooms, 3.5 bathrooms, a spacious kitchen with high-end appliances, and a beautifully landscaped private backyard.

PRICE
\$6,250,000

NEIGHBORHOOD
Upper West Side, Manhattan

SQUARE FOOTAGE
6,790 (approx.)

PLOT
20’ x 100.67’

ROOMS

 9  4

 9+

- FEATURES
- + 5 stories plus finished cellar
 - + 20’ wide
 - + Owners Duplex
 - + Landscaped private garden
 - + Single Family Conversion Opportunity
 - + Live with Income Opportunity







Property Details

Projected Income

Unit	BR/BA count	Current	Projected	Lease Expiry
1	3/3.5	Owner occupied	\$14,000	
2	2/2	\$6,300	\$7,000	11/30/25
3F	2/2	\$5,880	\$7,000	9/30/25
3R	2/2	\$5,500	\$7,000	month to month
Total Annual		\$212,160	420,000	

Projected Expenses

Expenses	
Taxes	\$96,868
Insurance	\$9,000
Heat & Electric	\$10,000
Water & Sewer	\$3,000
Maintenance	\$5,000
Miscellaneous	\$3,000
Total Annual	\$126,868

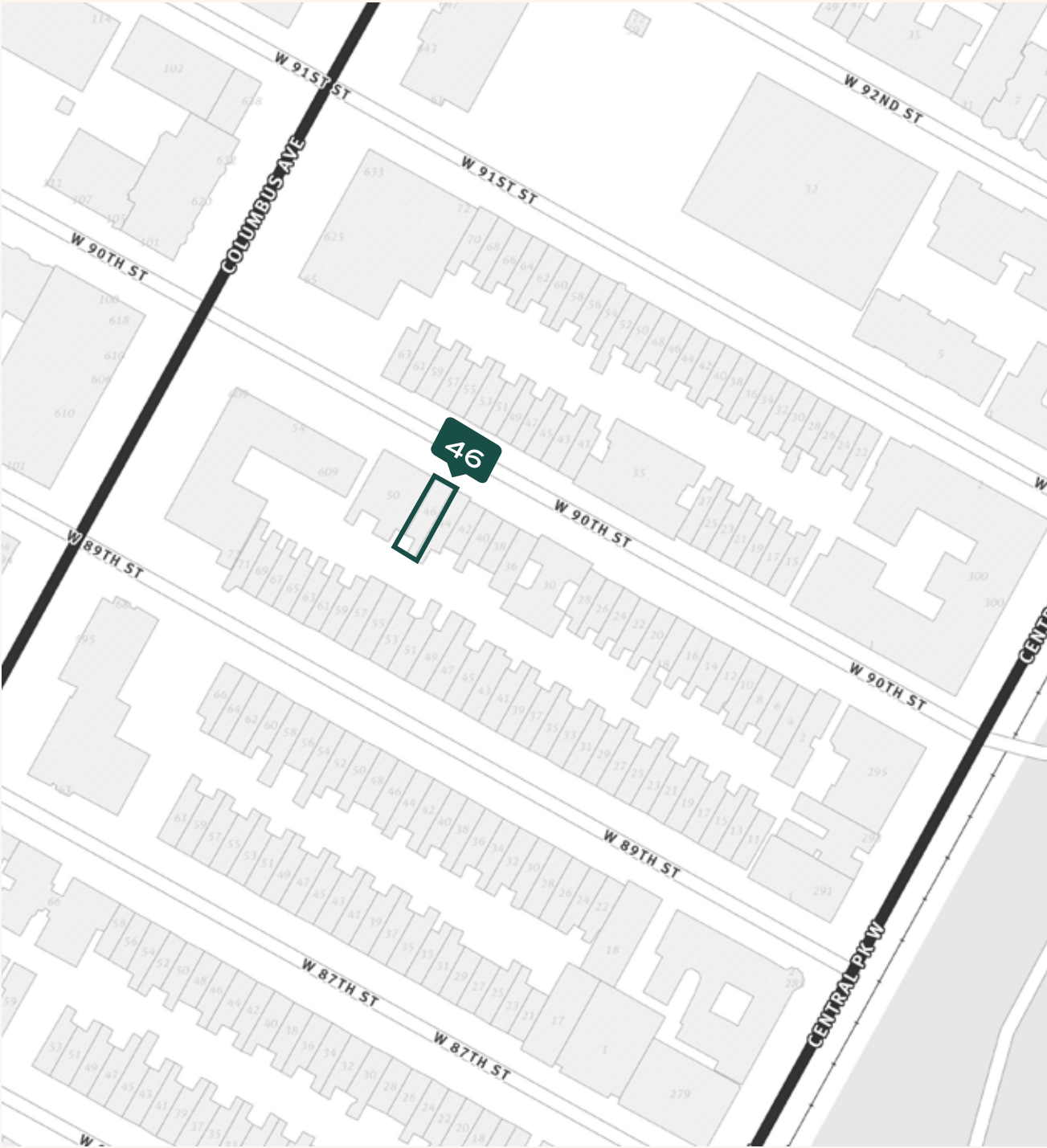
TOTAL NET OPERATING INCOME (PROJECTED)

\$293,132

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UPPER WEST SIDE

Located just steps from Central Park, this neighborhood includes top Manhattan schools, restaurants, shopping, and cultural institutions—offering the best of Upper West Side living.



FLOORPLAN



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