

AVAILABLE FOR SALE

306 WEST 78TH
STREET

LESLIE
GARFIELD

INVESTMENT OPPORTUNITY

306 WEST 78TH STREET

KEY INFORMATION

Dimensions	18' x 102.17' (built 73')
Stories	5
Square Footage	5,648 sq. ft (approximately)
Real Estate Taxes	\$104,617

PRICE	NEIGHBORHOOD
\$6,125,000	Upper West Side

Originally built in 1895 by architect J.W. Davison, 306 West 78th Street is the third in a series of four townhouses designed in the Renaissance Revival style. The 18-foot-wide property comprises a modern, light-filled, and spacious owner’s duplex, plus seven additional rental units. The home offers approximately 5,648 square feet of interior space.

306 West 78th Street provides exceptional flexibility and optionality, given the building’s strong rent roll and a renovated owner’s unit of with generous outdoor space. The property is ideal for conversion to a single-family residence, use by a live-in owner seeking to offset expenses with rental income, or acquisition by an investor completing a tax-free exchange.

Located on a picturesque tree-lined block just steps from Riverside Park, 306 West 78th Street is close to top Manhattan schools, acclaimed restaurants, vibrant retail, and premier cultural institutions—capturing the essence of Upper West Side living.





RENT ROLL

UNIT	PRICE	LXP
1B - Studio	\$3,500	6/30/26
2A - 2 BR, 2 BA	\$12,050	9/30/26
3A - 1 BR	\$2,675	8/31/26
3B - 1 BR	\$3,400	7/31/26
4A - 1 BR	\$3,025	10/31/25
4B - 1 BR	\$3,200	3/31/26
5A - 1 BR	\$2,700	10/31/25
5B - 1 BR	\$3,175	8/31/26

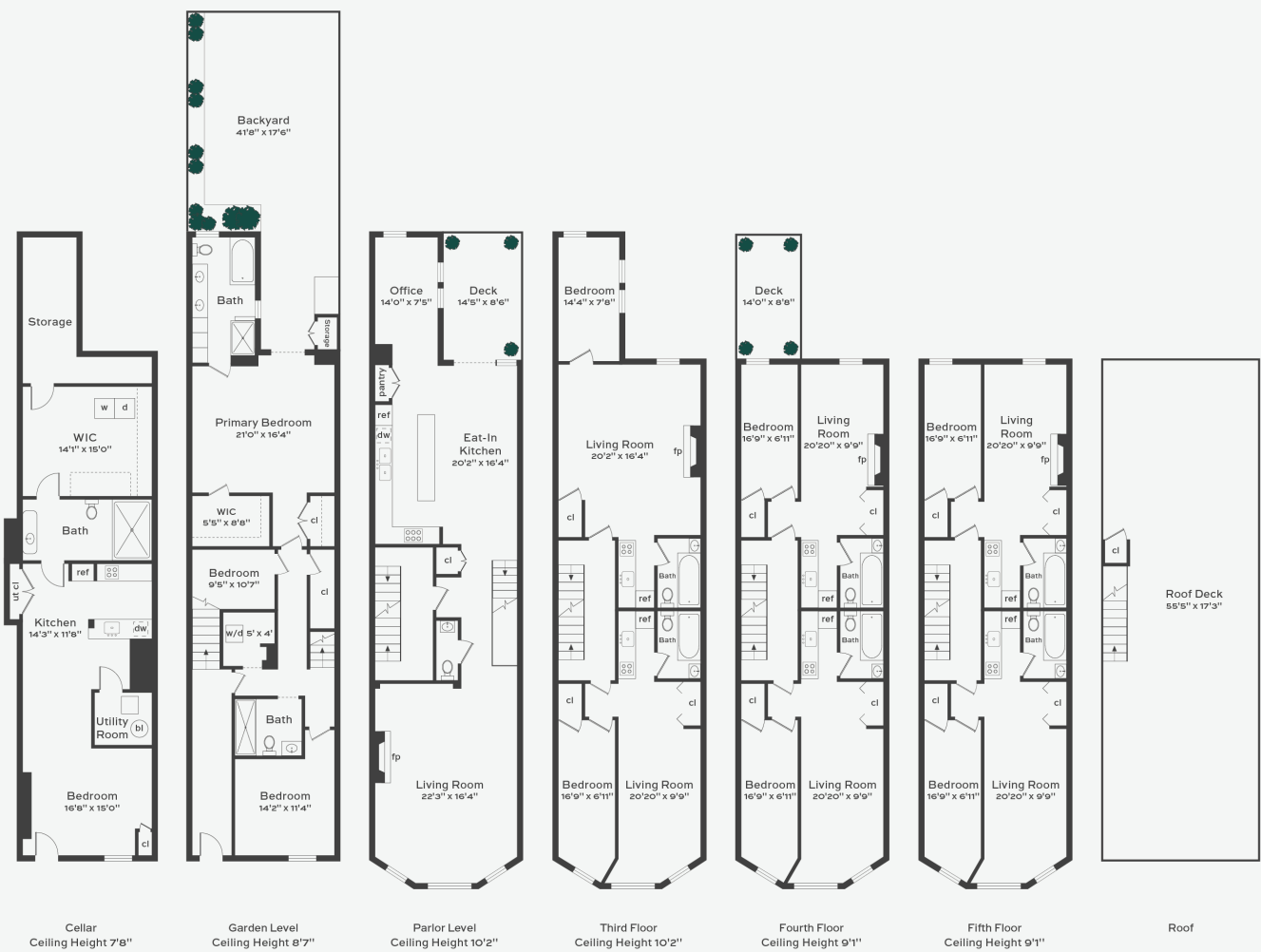
TOTAL GROSS INCOME

MONTHLY	ANNUALLY
\$33,725	\$404,700

TAXES
\$104,617
EST. OTHER EXPENSES
\$40,000 / YEAR

EST. NET OPERATING INCOME

ANNUALLY
\$260,083



INQUIRE ABOUT THIS PROPERTY



Richard Pretsfelder
212.574.6965
RDP@lesliegarfield.com



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



Sophie Smadbeck
212.574.6970
SS@lesliegarfield.com

LESLIE
GARFIELD

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.