



264 WEST 73RD STREET

UPPER WEST SIDE

LESLIE
GARFIELD

2 6 4 W E S T 7 3 R D S T R E E T

With a mix of renovated and classic interiors, multiple outdoor spaces, and two vacant units, this property offers flexibility for investors or new home owners that can choose either a garden floor through, duplex with parlor floor or triplex with an additional two floors of income. This is a well maintained brownstone with the added dimension of original architectural character and long term increased value in the heart of the Upper West Side.

PRICE	SQUARE FOOTAGE
\$3,900,000	5,137 (approx.)
NEIGHBORHOOD	PLOT
Upper West Side, Manhattan	17' x 100' (built approx 72')
FEATURES	
+ 5 stories	
+ 3 Story Extension	
+ Preserved Details throughout	
+ South Facing Outdoor Spaces	





Property Details

Projected Income

Unit	BR/BA count	Current	Projected	Lease Expiry
Garden	2/2, w/d	\$5,200	\$6,500	July 2026
Parlor	1/1	\$3,995	\$5,500	March 2026
2F - RS	Studio	Vacant	\$2,400 approx	Vacant
2R	Studio	\$3,500	\$3,500	May 2026
3F - RS	SRO	\$450	\$450	Occupied
3R	Studio, terrace, w/d	\$3,475	\$3,500	January 2026
4F	SRO	Vacant	\$400	Vacant
4R	2/1, w/d	\$4,100	\$4,400	May 2026
	Total Annual	\$248,640	\$299,424	

Approximate Expenses

Expenses	
Taxes	\$52,000
Insurance	\$10,000
Heat & Electric	\$10,000
Water & Sewer	\$3,000
Super	\$5,000
Miscellaneous	\$3,000
Total Annual	\$83,000

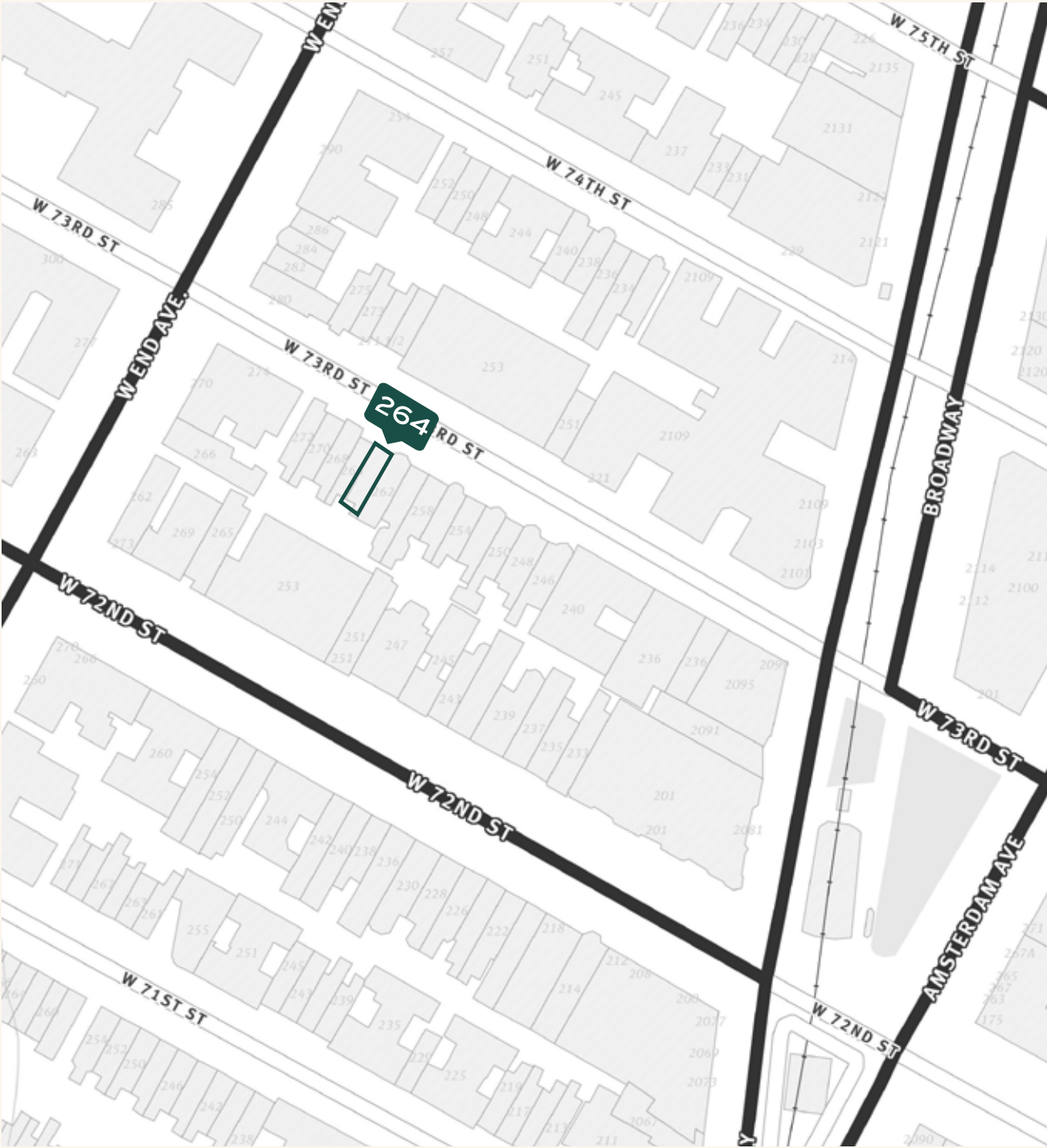
TOTAL NET OPERATING INCOME (PROJECTED)

\$216,424

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

UPPER WEST SIDE

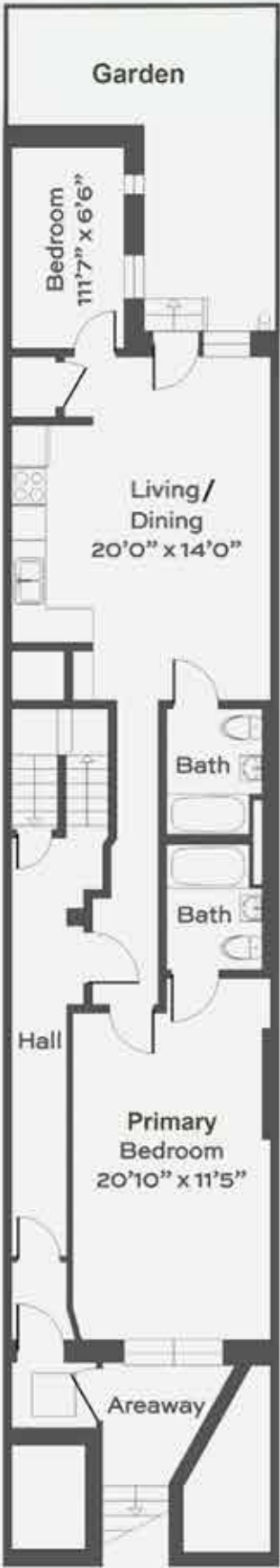
Located just steps from Central Park & Riverside Park, this neighborhood includes top Manhattan schools, restaurants, shopping, and cultural institutions—offering the best of Upper West Side living.



FLOORPLAN



Cellar



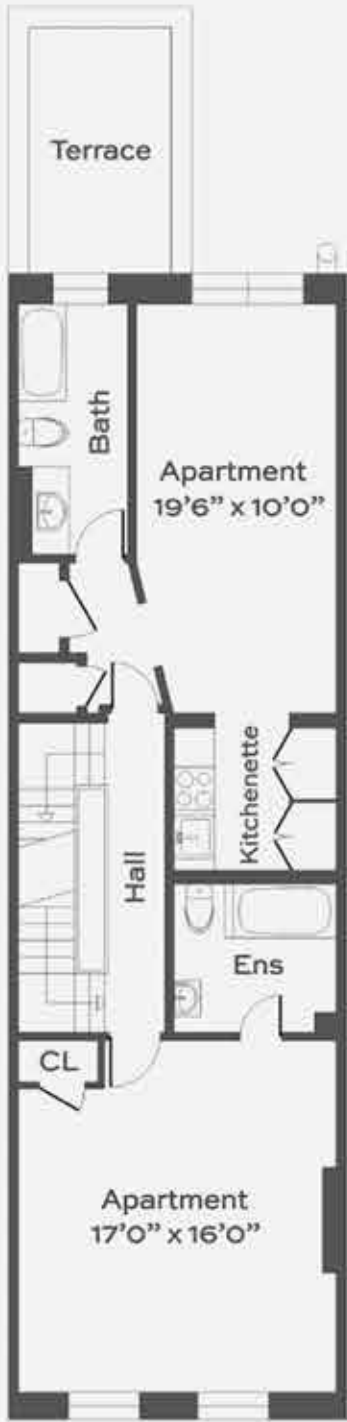
Garden Level



Parlor Level



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

Sales & Advisory Team



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