



Central Park West Block I9-Footer Priced to Sell  
64 West 85<sup>th</sup> Street  
Between Central Park West and Columbus Avenue  
*19' x 102.17', Built 68' Deep*



VANDENBERG — The Townhouse Experts · LICENSED REAL ESTATE BROKER

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · [TownhouseExperts.com](http://TownhouseExperts.com)

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\*Virtually Staged Images\*

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### DESCRIPTION

Possibilities abound in this classic Renaissance Revival townhouse. Located steps from Central Park on the best block, 64 West 85th Street contains 10 units, 9 of which are free market. It is an ideal property for anyone who is looking for a townhouse with a flexible layout on a Central Park Block.

Each sunny unit is nicely finished and move-in ready with renovated kitchens and baths. There is great ceiling height throughout, and some units also feature lovely details such as exposed brick and original hearths and mantelpieces. Move over, both of the garden level units have additional living space as they duplex down to the lower level via spiral staircases. The townhouse also boasts a beautiful rear garden and roof terrace off the unit in the fifth-floor rear.

For those looking to enhance the approximately 7,200 square feet of living space, it is possible to convert the property to an owner's duplex, triplex or even quadruplex. The property also comes with proposed plans to convert to an expansive and luxurious single-family townhouse. There is an option to finish the rooftop as a terrace, or, in a single-family conversion, an option with a rooftop pop-up addition that would open to a finished rooftop terrace.

When it comes to Upper West Side townhouses, 64 West 85th Street is a must-see for any buyer. It's an unbeatable location and priced to sell.

### RENT ROLL

Estimated Monthly Rental Income	\$31,424
Annual Estimated Income	\$377,088

### ESTIMATED EXPENSES

Real Estate Taxes (2020)	\$72,328
Water/Sewer	\$4,412
Insurance	\$5,212
Maintenance	\$5,215
<b>Total</b>	<b>\$87,167</b>
*Gas/Electric is covered by tenants	\$8,212

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### ADDITIONAL INFORMATION

Year Built 1888

Historic District Upper West Side/Central Park West

Zoning R8B

FAR 3.48

Maximum Allowable FAR 4

Tax Class 2B

Approximate Square Footage 6,751

**Price: \$6,995,000**

### *Contact:*

**The Vandenberg Team**

[Inquiries@TownhouseExperts.com](mailto:Inquiries@TownhouseExperts.com)

(212)769-2900

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**VANDBERG, INC**  
*The Townhouse Experts™*  
 212 769 2900



**64 West 85th Street**  
 Approx. 7,950 Total Sq. Ft.



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