

Central Park West Block 19' Wide Multi-Unit Townhouse 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

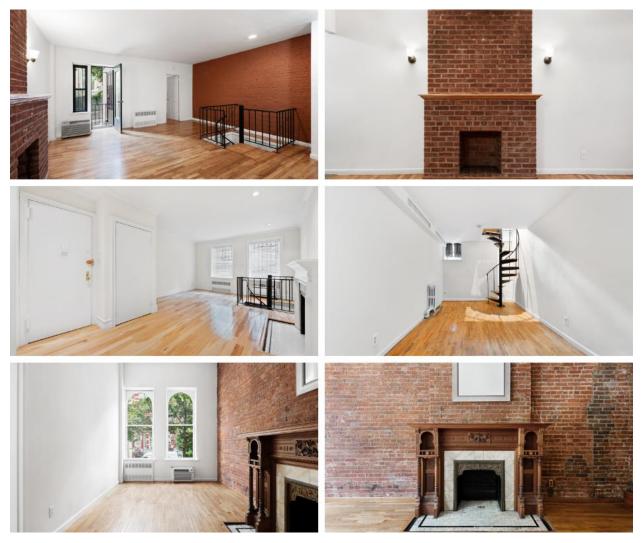
-

\*

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · TownhouseExperts.com



64 West 85<sup>th</sup> Street Between Central Park West and Columbus Avenue *19'x 102.17', Built 68'Deep* 



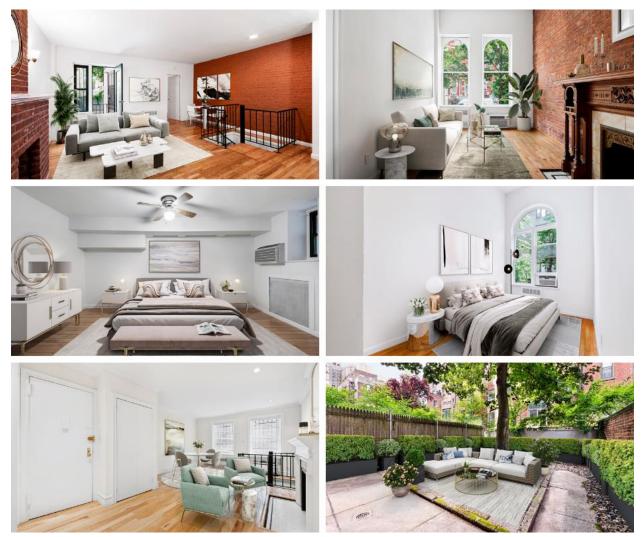
\*Virtually Staged Images\*

 $\textbf{vandenberg-} The \ Townhouse \ Experts \cdot \textbf{licensed real estate broker}$ 

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · TownhouseExperts.com



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

2

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · TownhouseExperts.com



64 West 85<sup>th</sup> Street Between Central Park West and Columbus Avenue 19'x 102.17', Built 68'Deep

#### 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.

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

Gas/Electric is covered by tenants	\$8,212
Total	\$113,170
Maintenance	\$5,215
Insurance	\$5,212
Water/Sewer	\$4,412
Real Estate Taxes (2024)	\$98,331

\*

VANDENBERG—The Townhouse Experts · LICENSED REAL ESTATE BROKER

2

251 WEST 72<sup>ND</sup> STREET · UNIT 2F · NY · NY · Phone 212.769.9600 · TownhouseExperts.com



64 West 85<sup>th</sup> Street

Between Central Park West and Columbus Avenue 19'x 102.17', Built 68'Deep

### 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: \$6,095,000

### Contact:

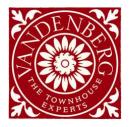
The Vandenberg Team Inquiries@TownhouseExperts.com (212)769-2900

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



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