

49 W 90th St

Multi-Family Townhouse · Block & Lot 1204-111 · Upper West Side

49 West 90th Street is the needle-in-the-haystack you've been looking for: a five-story townhouse with a spacious garden, fully deregulated tenancies, and a Central Park block location. Nothing else on the market right now has this much potential as an ideally-located, five-story single-family home. Alternatively, create a garden duplex, triplex, or quadruplex and earn high free-market income from the units above. Best of all, there are no rent-regulated units to hold up construction.

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\$5,400,000

- 8 Units
- 5 Floors
- 13 Rooms
- 8 Baths

Lot Dimensions: 16x100
Building Dimensions: 17x64



garden: 2 bedroom, 1 bath floor thru. \$3250 month, vacant at closing

1A: studio, \$1492 RS, vacant at closing

1B: 1 bedroom, \$1800 market rental, vacant at closing

2A: studio, \$1500 market rental, vacant at closing

2B: 1 bedroom, \$1800 market rental, vacant at closing

3A: studio, \$1400 market rental, vacant at closing

3B: studio + terrace, \$1700 market rental, vacant at closing

4A: 1 bedroom floor thru, \$2300 market rental, vacant at closing