

123 W 92nd St

Multi-Family Townhouse | Block & Lot 1223-22 | Upper West Side



Built in the early 20th century, this wonderful multi-residential brownstone is superbly positioned in the heart of the Upper West Side on a beautiful townhouse block, only one block from Central Park. The impressive scale of the house is showcased by its 19-foot width, five stories, 6,600 SF of interior space, multiple outdoor spaces and fabulous natural light the oversized windows draw in throughout. The house's brownstone façade has been beautifully preserved and is surrounded by gorgeous prewar townhouses. The building is currently divided into 7 incredibly well-maintained one- and two-bedroom apartments that each offer unique details such as wood-burning fireplaces, exposed brick, oversized windows, outdoor space and exceptionally high ceilings. The house is fully rented with free market leases and excellent, financially secure tenants. With a strong rent roll, zero vacancy rate, very reasonable expenses, this house is a turn-key investment property with a very strong return. Alternatively, it can be reconfigured as a single-family home or live/work or a large owner's home with income-producing units. With a great location, a fantastic history with old-world detail, well-proportioned and lovely, desirable apartments and a very attractive financial profile, this is an incredible opportunity! The house can be delivered fully vacant if desired. Rent Roll \$270K-\$315K.

FEATURES

- Wood-burning fireplace

\$5,900,000 (Approx. \$894 /Sq.Ft.)

\$77,065 Annual RE Taxes

- 7 Units
- 5 Floors
- 24 Rooms
- 11 Baths

Lot Dimensions: 19 x 100
Building Dimensions: 19 x 65
Bldg Sq. Footage: 6,600



A: Renovated one bedroom/ two bath duplex with new kitchen and baths. Currently rented at \$2,200 a month.

B: Superbly renovated one bedroom/ two bath duplex with garden. The complete renovations include new kitchen and baths, custom built-ins, new windows and doors, recessed lighting and newly refinished floors. Owner occupied.

1: Two-bedroom, two bath floor-through with garden. Details include high ceilings, exposed brick, great storage and a wood-burning fireplace. Currently rented at \$4,050 per month.

2: Two-bedroom, two bath floor-through. Details include high ceilings, bay window, exposed brick, great storage and a wood-burning fireplace with deck. New kitchen and baths. Currently rented at \$3995 per month.

3: Two-bedroom, two bath floor-through. Details include high ceilings, exposed brick, great storage, a wood-burning fireplace and outdoor balcony. Currently rented at \$3800 per month.

4A: One-bedroom, one bath duplex with fireplace, exposed brick and large private roof deck. Currently rented at \$3100 per month.

4B: One-bedroom, one bath duplex with fireplace, exposed brick and large private roof deck. Currently rented at \$2650 month to month.

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