

124 WEST 73



122





124 WEST 73

LOCATION

On the south side of West 73rd Street between Columbus and Amsterdam Avenues

BLOCK / LOT

1144 / 42

STORIES

4

LOT DIMENSIONS

16.8' x 102.17'

LOT SF

1,716

ZONING/FAR

R8B / 4.00

HISTORIC DISTRICT

UWS/CENTRAL PARK WEST

GROSS SF ABOVE GRADE

4,517

TOTAL GROSS SF

5,405

TOTAL RESIDENTIAL UNITS

8

AIR RIGHTS

2,349

TAX CLASS

2B

EST. TAXES 19/20

\$49,698

* Note: All SF measurements are estimated and subject to verification

ASKING PRICE: \$4,950,000

JLL has been retained on an exclusive basis to arrange for the sale of 124 West 73rd Street, a historic 1881 Neo-Grec brownstone designed by the prolific Upper West Side architects Thom & Wilson. No. 124 was constructed as part of an original row of three (120-124), all of which remain. The property has been owned and managed by the same family for multiple generations and is being offered for sale for the first time in nearly 50 years.

Built 4 stories above grade, the property has 5 floors of living space and a large 2-story extension with a finished roof deck. The building contains 8 apartments, all of which are free-market providing an opportunity to convert to single family use at the expiration of the current leases. The units presently consist of a two-bedroom duplex, a one-bedroom duplex, 1 one-bedroom, and 5 studios. The average monthly rent for the building is approximately \$2,456 per apartment.

The property features a minimal loss factor, multiple outdoor spaces, a public laundry room and a favorable Class 2B tax status. In addition there are approximately 2,349 SF of excess air-rights, a portion of which could be utilized in a proposed conversion (subject to Landmark's & Preservations Commission's approval)

to expand either on top or the rear of the building.

Situated in the heart of the Upper West Side, 124 West 73rd Street is just steps from Central Park, Lincoln Center, the major transportation hubs at 72nd Street and Broadway, and the world-class shopping and dining corridors of Broadway, Columbus and Amsterdam Avenues.

With its historic pedigree and stately façade, 124 West 73rd Street represents an exceptional opportunity for an array of purchasers seeking a free market investment, live-plus-income or a single-family conversion at a spectacular price point.

124 West 73rd Street is offered as part of the McDonnell Portfolio of four Upper West Side multi-family townhouses which are being offered separately or as a package. Each property will be sold on an as-is, where-is, basis.

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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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