

250 West 74

Turnkey Free Market Rental or Live + Income No Fuel Costs



ADDRESS:	250 West 74th Street
LOCATION:	South side of West 74th Street between Broadway and West End Avenue
BLOCK / LOT:	1165 / 159
LOT DIMENSIONS:	20' x 102.17'
LOT AREA:	2,040 SF
BUILDING DIMENSIONS:	20' x 68'
STORIES:	5 (Plus Penthouse)
ABOVE GRADE SF:	6,840 SF (Per Public Record + Penthouse Addition)
ZONING / FAR:	R8B / 4.00
TOTAL BSF:	8,160 BSF
LESS EXISTING SF:	6,440 SF
ADDITIONAL AIR RIGHTS:	1,720 SF (Subject to Verification)
HISTORIC DISTRICT:	West End-Collegiate Extension
TAXES (19/20):	\$83,791 (Tax Class 2A)

* All square footages are approximate

Asking Price: \$6,595,000

250 West 74th Street is a 20' wide, 5-story multifamily brownstone located on the south side of West 74th Street between Broadway and West End Avenue.

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

250 West 74th Street is currently divided into five expansive fair market floor-through apartments consisting of a 2-bedroom/3-bath garden duplex with huge recreation room, three 3-bedroom/3-bath units on the second through

4th levels, and a huge 4-bedroom/4-bath unit with rooftop penthouse and spectacular outdoor space. There is also an additional fully-renovated basement multi-purpose room with full bathroom and walk-in closet. Each apartment is serviced by its own dedicated gas-fired boiler providing individual heating and paid for by each tenant. The property lies inside the West-End Collegiate Historic District Extension and has approximately 1,720 SF of unused air rights.

With its spectacular location and abundant surrounding light and air, 250 West 74th represents an exceptional opportunity for an array of purchasers seeking a free market highly cash-flowing investment with favorable tax status, a live-plus-income arrangement, non-profit use or a single-family conversion.



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