



46 WEST 90TH STREET

UPPER WEST SIDE

LESLIE
GARFIELD

46 WEST 90TH STREET

46 West 90th Street is a 6,790-square-foot Renaissance Revival townhouse, originally designed in 1901 by Theodore E. Thomson. Currently configured as four free-market units, the property features a renovated owner's duplex with 3 bedrooms, 3.5 bathrooms, a spacious kitchen with high-end appliances, and a beautifully landscaped private backyard.

PRICE

\$5,995,000

NEIGHBORHOOD

Upper West Side, Manhattan

ROOMS

 9  4

 9+

SQUARE FOOTAGE

6,790 (approx.)

PLOT

20' x 100.67'

FEATURES

- + 5 stories plus finished cellar
- + 20' wide
- + Owners Duplex
- + Landscaped private garden
- + Single Family Conversion Opportunity
- + Live with Income Opportunity







Property Details

Projected Income

Unit	BR/BA count	Current	Projected	Lease Expiry
1	3/3.5	Owner occupied	\$14,000	
2	2/2	\$6,300	\$7,000	11/30/26
3F	2/2	\$5,880	\$7,000	9/30/26
3R	2/2	\$5,500	\$7,000	month to month
Total Annual		\$212,160	420,000	

Projected Expenses

Expenses	
Taxes	\$96,395
Insurance	\$9,000
Heat & Electric	\$10,000
Water & Sewer	\$3,000
Maintenance	\$5,000
Miscellaneous	\$3,000
Total Annual	\$126,395

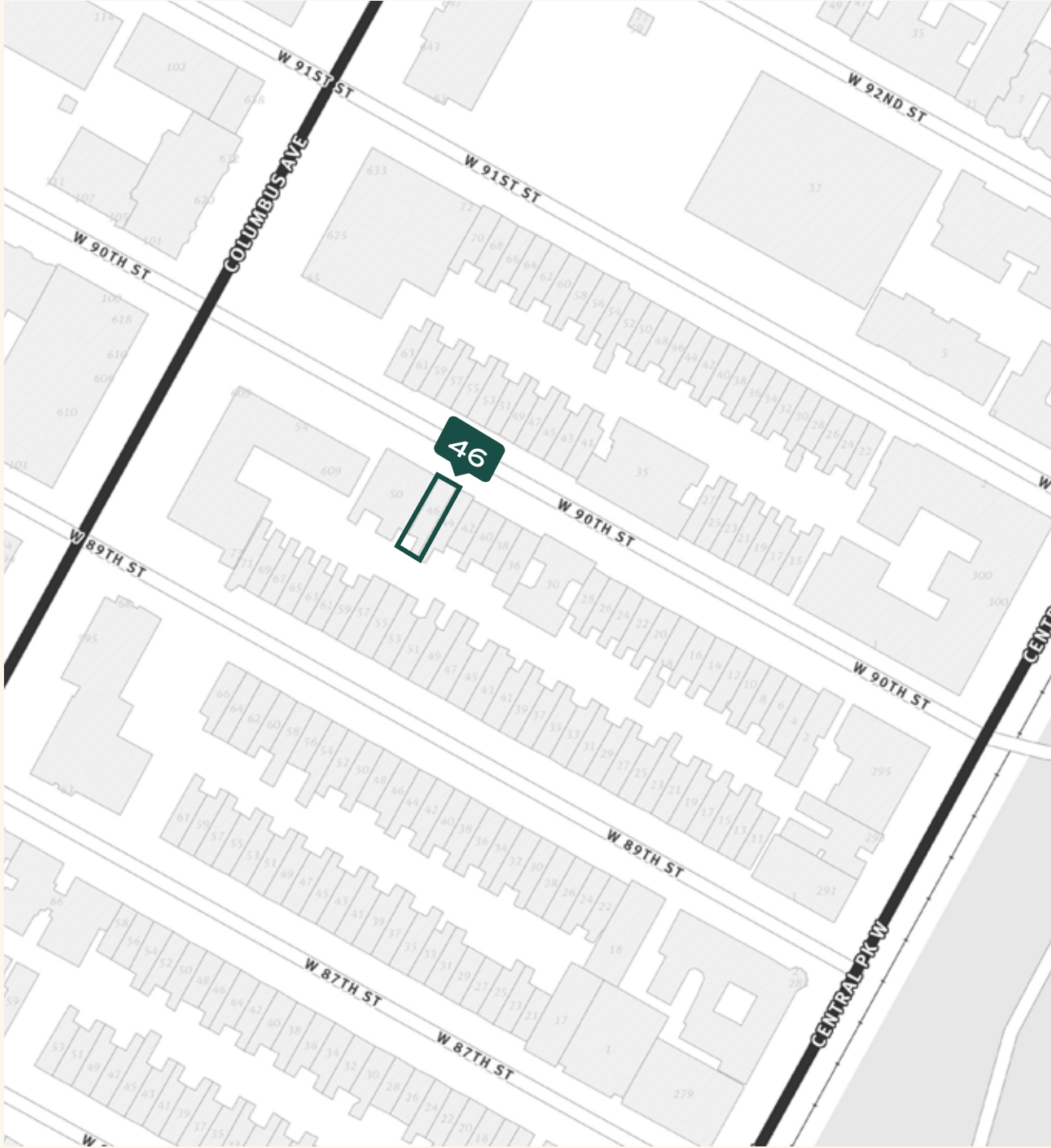
TOTAL NET OPERATING INCOME (PROJECTED)

\$293,132

All information provided by us has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyers must verify all information and bear the risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property

UPPER WEST SIDE

Located just steps from Central Park, this neighborhood includes top Manhattan schools, restaurants, shopping, and cultural institutions—offering the best of Upper West Side living.



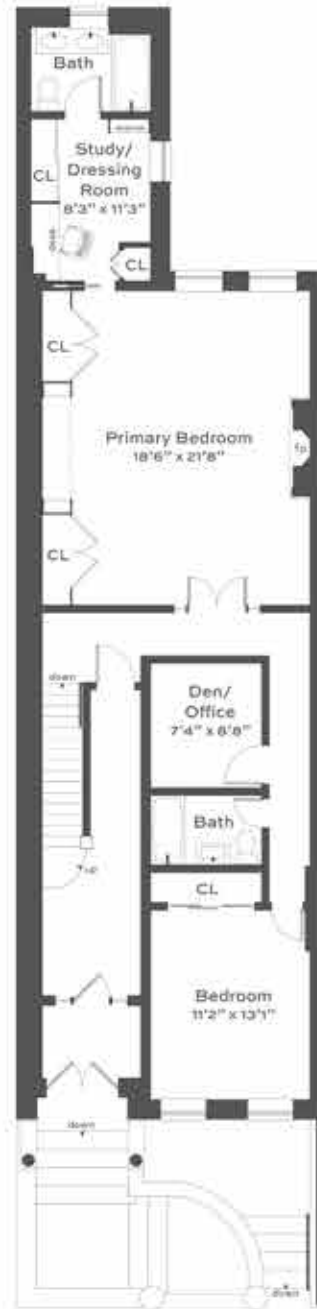
FLOORPLAN



Cellar
Ceiling Height 7'8"



Garden Level
Ceiling Height 9'4"



Parlor Level
Ceiling Height 12'0"



Second Floor
Ceiling Height 10'3"



Third Floor
Ceiling Height 10'2"



Fourth Floor
Ceiling Height 9'6"



Roof

Sales & Advisory Team



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