



# 311 WEST 84TH STREET

UPPER WEST SIDE

LESLIE  
GARFIELD

# 311 WEST 84TH STREET

311 West 84th Street is a striking Beaux-Arts brick and limestone townhouse built in 1899 by the noted architectural firm Ross & McNeil. This bright and airy multi-unit property showcases exceptional original details throughout, including sculpted and wood-beamed ceilings, rich mahogany and wainscoted paneling, and leaded-glass bookcases. Most units retain decorative marble or tile fireplaces, adding warmth and historic character.

## PRICE

Upon Request

## SQUARE FOOTAGE

5,490 (approx.)

## NEIGHBORHOOD

Upper West Side, Manhattan

## PLOT

17' X 102.17'

## FEATURES

- + 5 stories plus cellar
- + Original details in tact
- + Private garden
- + Single Family Conversion Opportunity
- + Live with Income Opportunity
- + Proximity to Riverside Park



## Projected Income

Unit	Description	Rent	LXP
1F	Studio	\$2,275	vacant
1R	1 BR, private garden access	\$4,500	7/31/26
2F	Studio	\$3,250	4/30/26
2R	Studio, private terrace access	\$3,250	vacant
3F	Studio	\$3,000	vacant
3R	Studio	\$450	SCRIE
4F	Studio	\$3,250	6/30/26
4R	1 BR	\$3,500	vacant
5F	2BR floor thru, private terrace access	\$5,250	3/31/26
	Monthly Income	\$28,725	
	Annual Income	\$344,700	



## Projected Expenses

Expenses	
Taxes	\$44,965
Insurance	\$8,000
Water	\$1,823
Gas	\$14,748
Electric	\$3,099
Super	\$5,000
Maintenance	\$5,000
Legal/Acct/Misc	\$5,000
Annual Expenses	\$87,635

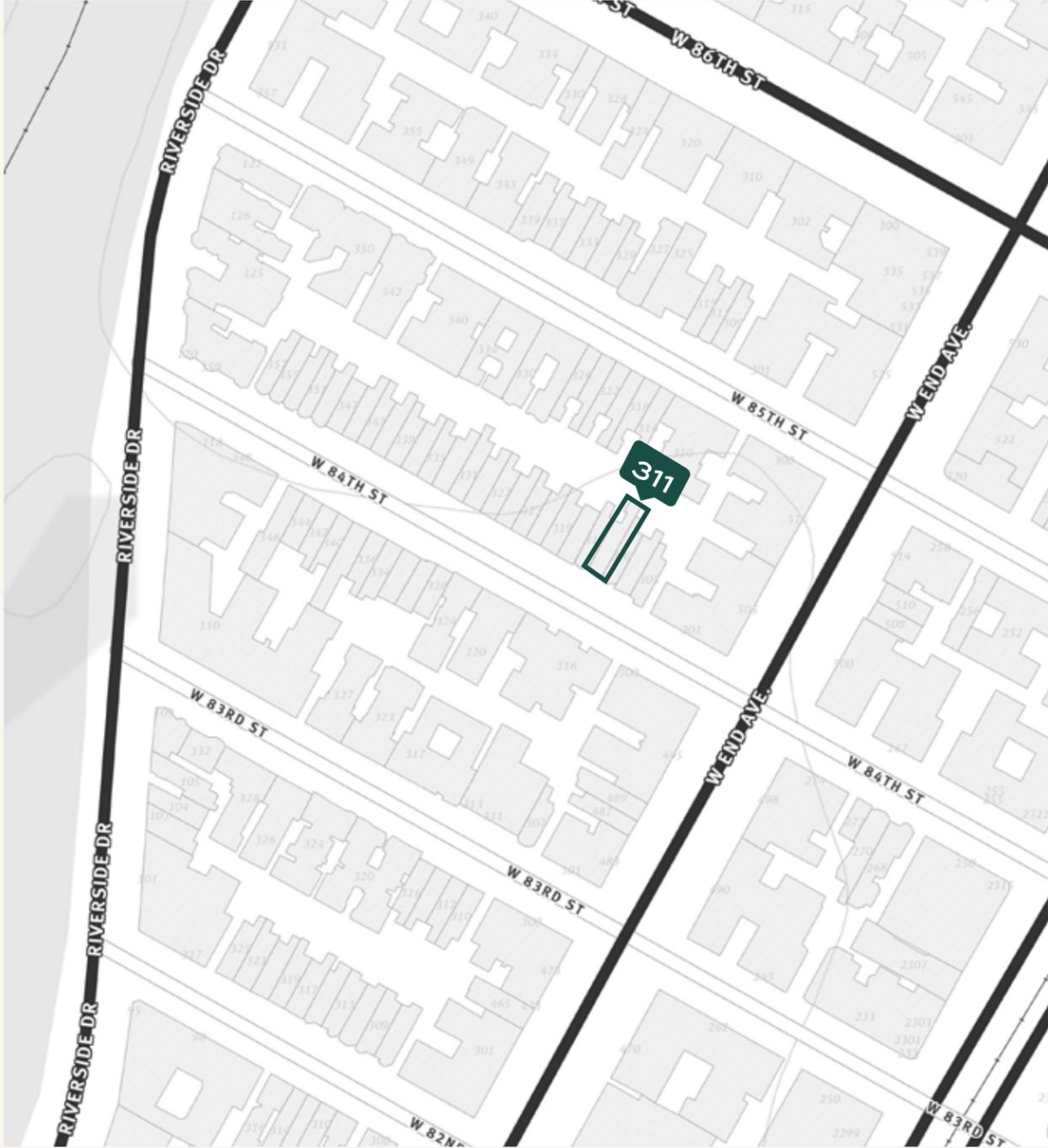
**TOTAL NET OPERATING INCOME (PROJECTED)**

**\$257,065**



# UPPER WEST SIDE

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





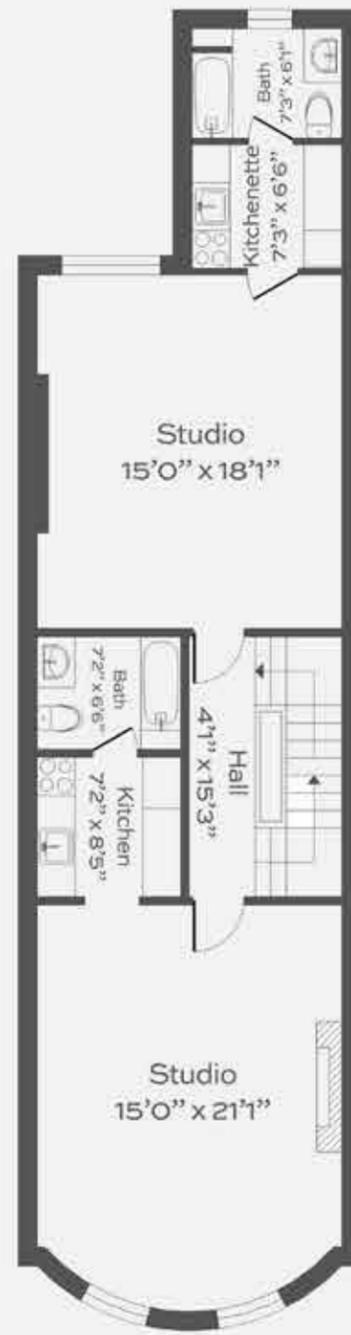
Basement



First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor



## Sales & Advisory Team



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