



485 WEST  
22ND STREET

487

485

# 485 WEST 22ND STREET

## PRICE

Price Upon Request

## PLOT

16' x 98.75' (50' Deep)

## UNITS

Four (4)

## FEATURES

- Gracious Ceiling Heights
- Amazing Natural Light
- Steps from the Highline, and all art galleries and boutique retail
- Fully Free Market
- Flexible Future Uses as: Single-Family Conversion, Condo Conversion, or Live with Income potential

## Avenues

Ninth & Tenth Avenues

## SQUARE FEET

4,000 SQ FT (approx.)



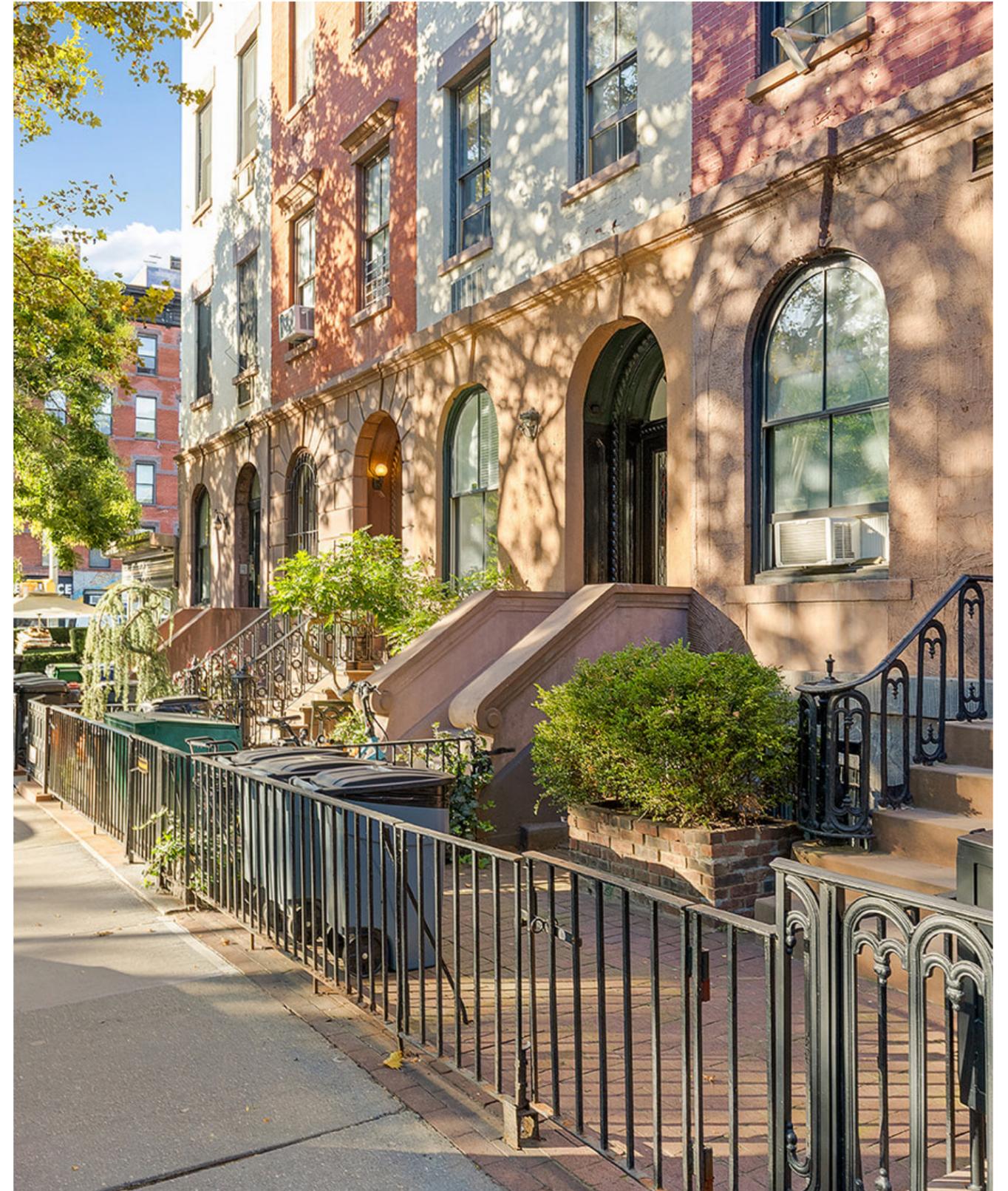
## LOCATION

Chelsea

Ideally positioned between Ninth and Tenth Avenues, the home is surrounded by the best of West Chelsea, just moments from the High Line, Hudson River Park, Chelsea Market, and Chelsea Piers, as well as the neighborhood's world-class galleries, acclaimed dining, and boutique shopping. Offering timeless architecture, flexible living, and unmatched access to downtown's cultural and lifestyle destinations, 485 West 22nd Street stands as a rare and remarkable opportunity in one of Manhattan's most sought-after neighborhoods.



485 West 22nd Street





## THE HOME

485 West 22nd Street

Nestled on a picturesque, tree-lined block in the heart of West Chelsea, directly across from the charming Clement Clarke Moore Park, 485 West 22nd Street is a beautifully maintained four-family townhouse that seamlessly blends historic character with modern sophistication. Built circa 1900, this stately residence features three gut-renovated one-bedroom floor-through apartments and a two-bedroom, two-bath owner's duplex with a spacious private garden, offering a rare combination of lifestyle appeal and income potential.



### Actual Rental Income

UNITS	MONTHLY RENT	ANNUAL RENT	EXP.
UNIT 1	\$7,650	\$91,800	9/30/2026
UNIT 2	\$4,140	\$49,680	1/14/2027
UNIT 3	\$5,360	\$64,320	9/4/2026
UNIT 4	\$4,700	\$56,400	5/31/2026
<b>TOTAL INCOME</b>	<b>\$21,850</b>	<b>\$262,200</b>	

### Projected Rental Income

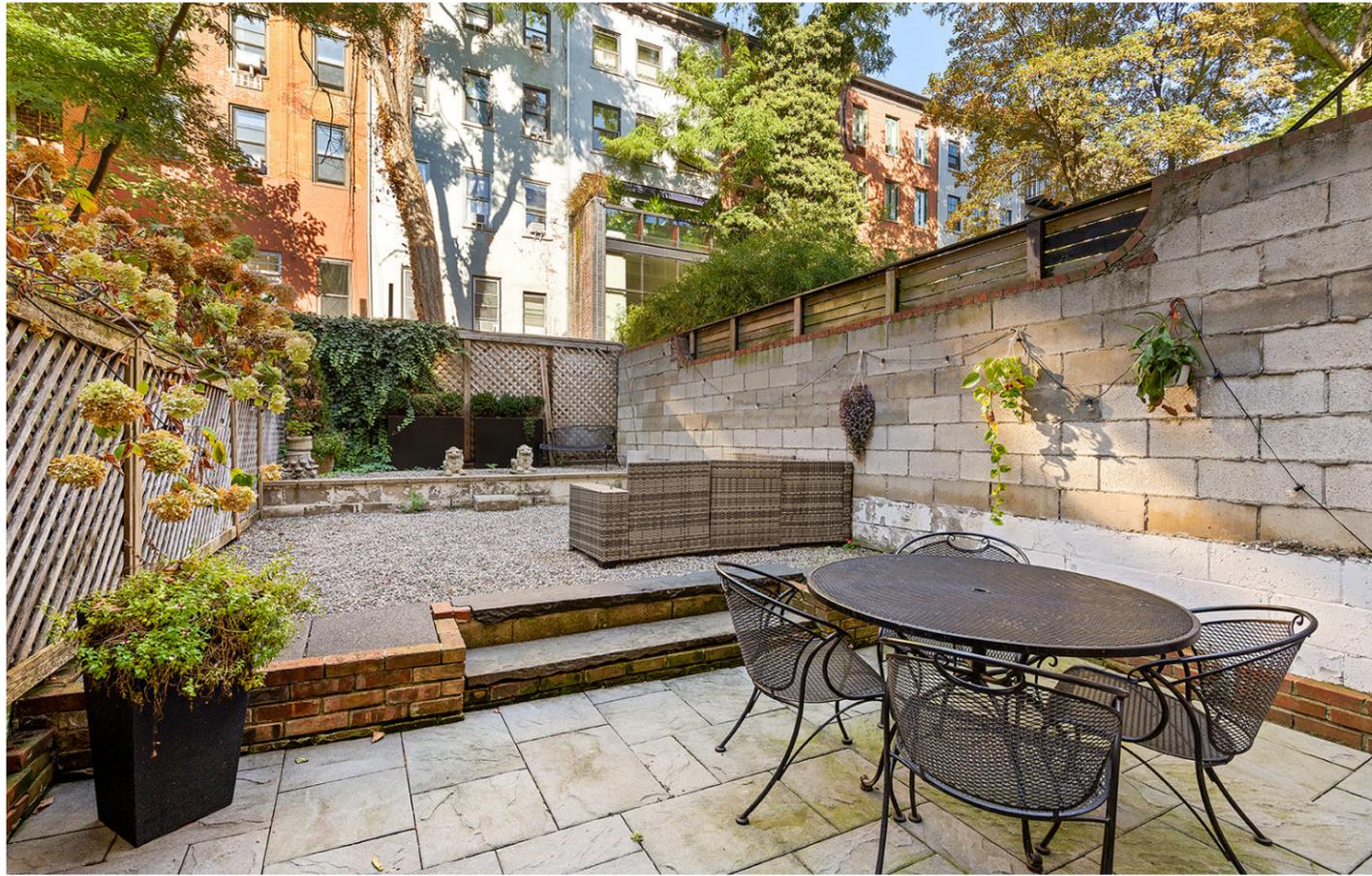
UNITS	PROJECTED MONTHLY RENT	PROJECTED ANNUAL RENT
UNIT 1	\$11,000	\$132,000
UNIT 2	\$6,500	\$78,000
UNIT 3	\$6,500	\$78,000
UNIT 4	\$7,500	\$90,000
<b>TOTAL PROJECTED INCOME</b>	<b>\$31,500</b>	<b>\$378,000</b>

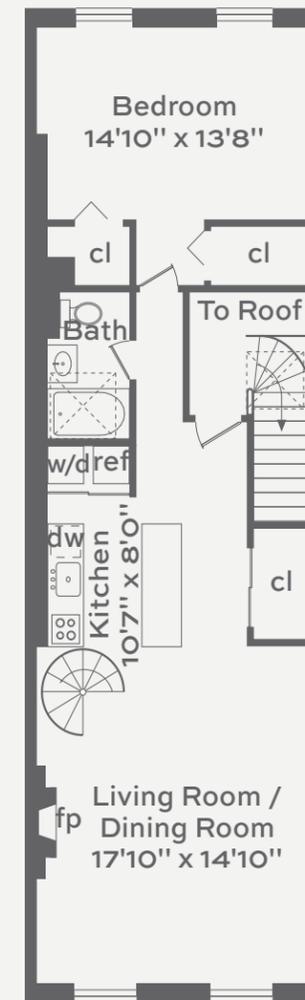
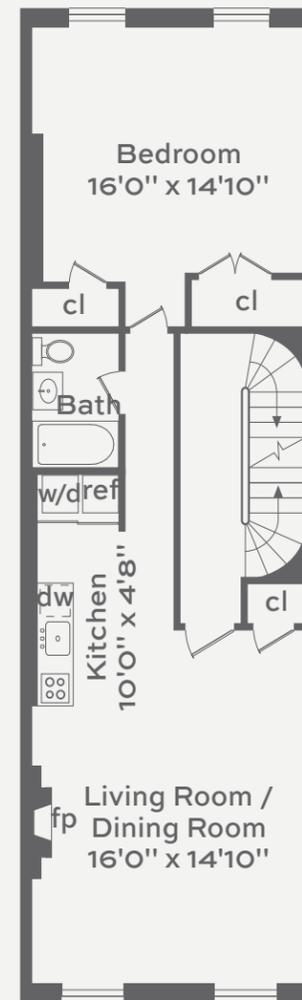
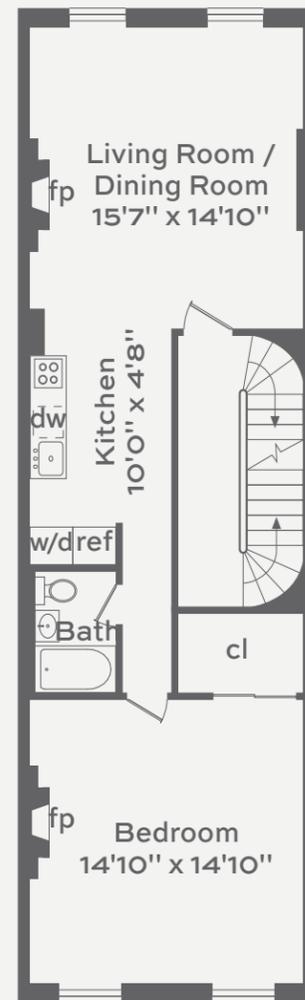
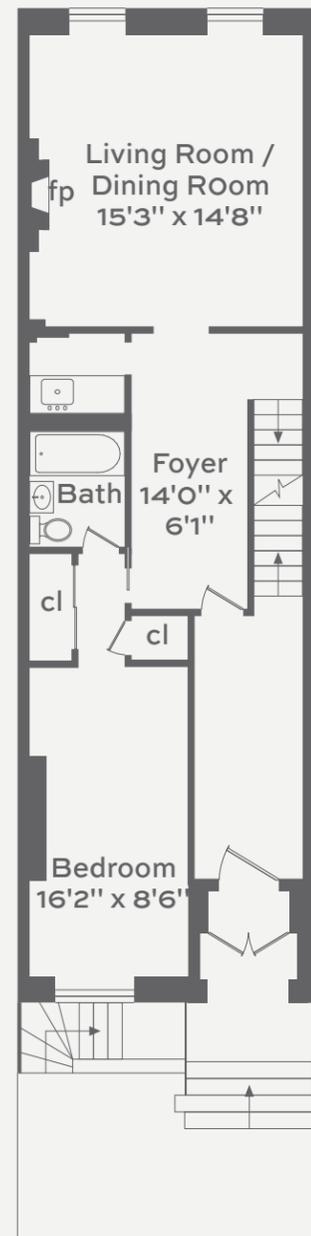
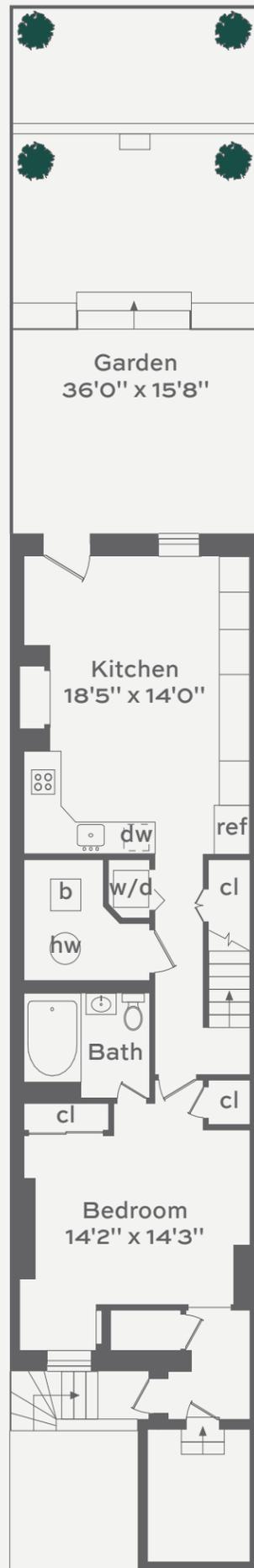
### Projected Operating Expenses

	PROJECTED COSTS
REAL ESTATE TAXES	\$74,216
SUPER (\$600/ MONTH)	\$7,200
INSURANCE	\$17,000
WATER/SEWER	\$4,000
MAINTENANCE:	\$10,800
COMMON UTILITIES (\$100/ MONTH)	\$1,200
<b>TOTAL EXPENSES</b>	<b>\$114,416</b>

**Actual N.O.I. : \$147,784**  
**Projected N.O.I. : \$263,584**

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





Cellar

Garden Level

Parlor Level

Third Floor

Fourth Floor

Roof

# Sales & Advisory Team



**Matthew Lesser**

212-574-6959

ML@lesliegarfield.com



**Tori Landon**

212-574-6971

TL@lesliegarfield.com



505 Park Avenue  
Suite 303  
New York, NY 10022

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