

# 23 W 69 TH

OFFERING  
MEMORANDUM



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# 23 WEST 69TH STREET



Single-Family Spa Floor Rendering



Single-Family Kitchen Rendering



Single-Family Living Room Rendering



## EXECUTIVE SUMMARY

23 West 69th Street is a 20'-wide, 5-unit, elevated, approx. 6,500 square foot Renaissance Revival style brownstone designed by the architect Gilbert A. Schellenger in 1892. This classic townhouse is delivered vacant with approved plans for a grand seven-story single-family home with rear wall of glass, 6 bedrooms, garden roof deck, and finished basement with pool. In its current configuration of five units, all duplexes and triplexes, the property also provides a worthy investment or live-plus-income opportunity.

Key features include outdoor space for three of the existing apartments, five decorative fireplaces, and a commercial-grade elevator. The property backs up on low-rise, landmarked townhouses, allowing abundant natural light to flow through the property.

Located steps from Central Park, Lincoln Center, public transportation and some of the best restaurants and retail the City has to offer, 23 West 69th Street offers a truly unique opportunity to experience the best of Upper West Side living.

**\$7,950,000**

# PROPERTY SPECIFICATIONS

**SPECS**

**Plot**  
20 x 100.5' (built 64.75'-deep)

**Stories**

Five (5)

**Square Footage**

6,476 s.f. (approximately)

**Real Estate Taxes**

\$74,738

**Zoning / Max F.A.R**

R8B / 4

**LOCATION**

Between Central Park West & Columbus Avenue

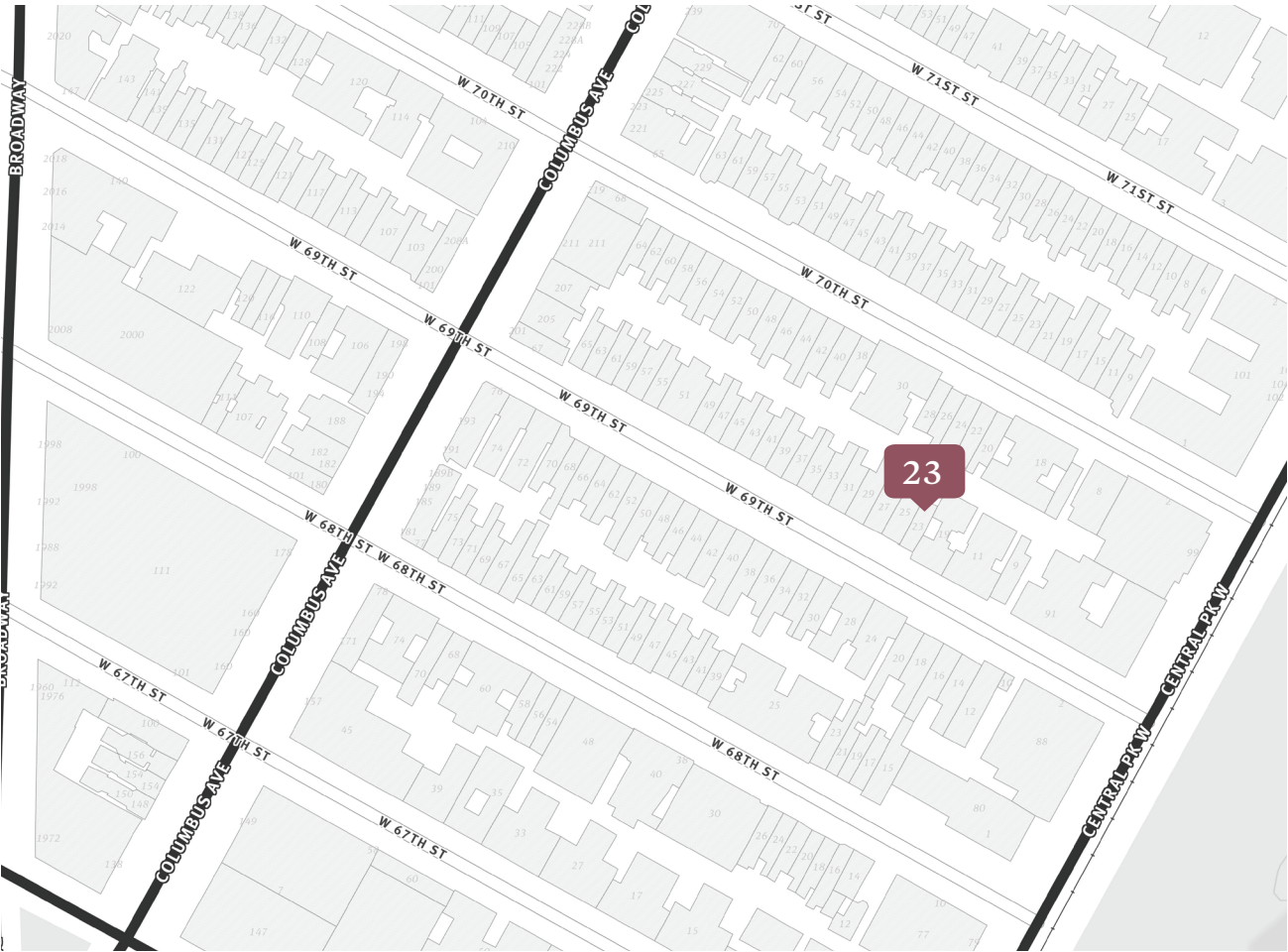
**HIGHLIGHTS**

Elevator

20'-Wide

5-Units

Renovated



# INCOME & EXPENSES - 23 WEST 69TH

## Projected Income

UNIT	TYPE	LEASE EXP.	CURRENT RENTS	PROJECTED RENTS
A	1BR/2BA*	12/14/26	\$6,825	\$6,900
B	2BR/2BA	7/31/26	\$7,295	\$7,500
C	2BR/2BA	8/14/26	\$6,825	\$7,500
D	1BR/1BA*	6/30/26	\$6,500	\$6,800
E	1BR/1BA*	8/14/26	\$5,900	\$6,800
TOTAL EST. ANNUAL INCOME			\$400,140	\$426,000

\* Has private outdoor space

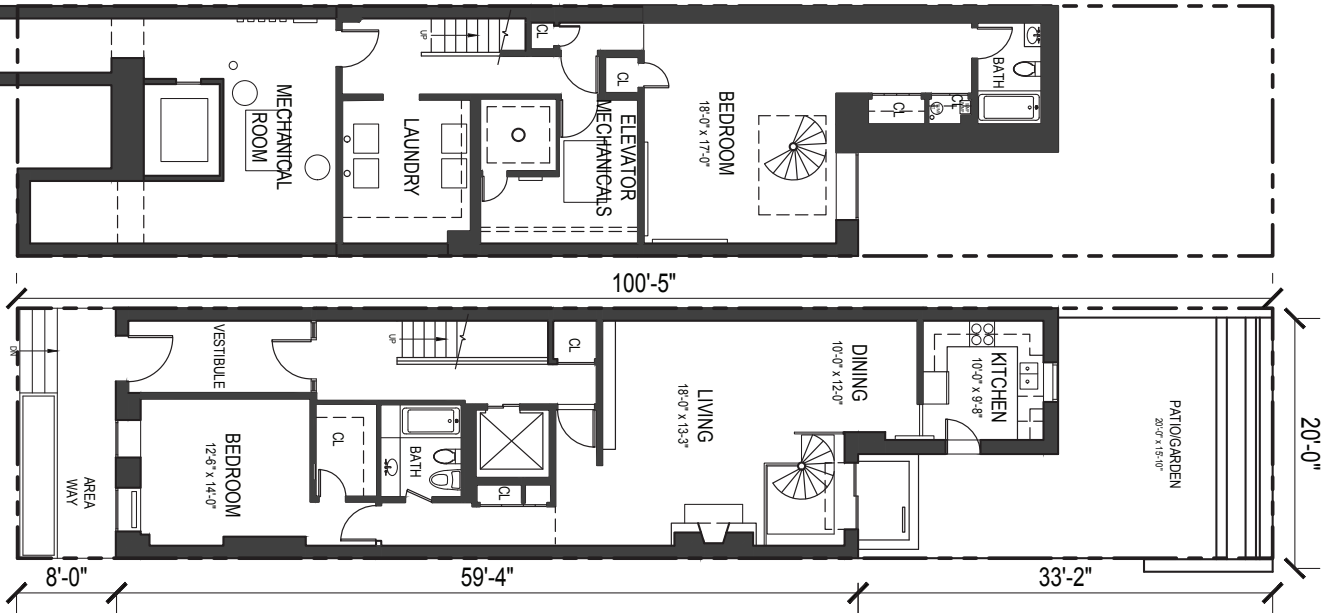
## Estimated Expenses

	ESTIMATED ANNUAL COST
REAL ESTATE TAXES	\$98,521
INSURANCE	\$10,500
WATER/SEWER	\$2,700
ELECTRIC	\$1,500
CLEANING/MAINTENANCE	\$5,000
FUEL	\$10,975
TOTAL EXPENSES	\$129,196
NET OPERATING INCOME	\$270,944
	\$296,804

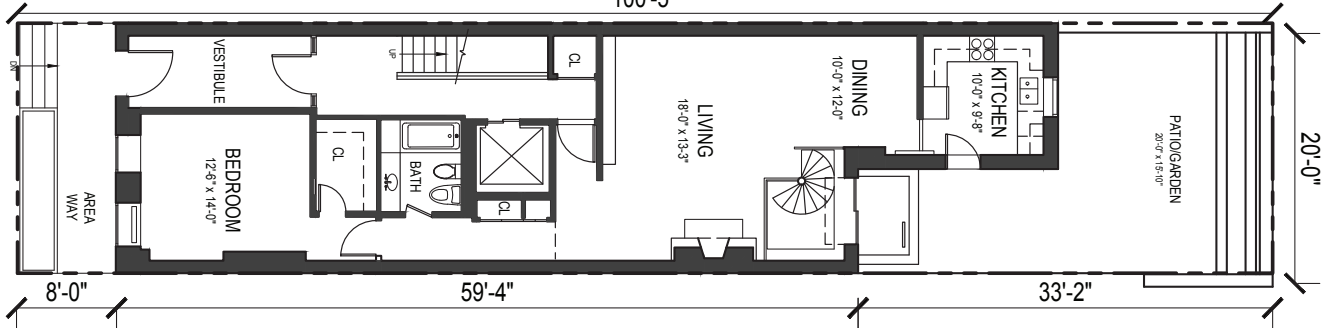
# 23 WEST 69TH STREET

## EXISTING PLANS

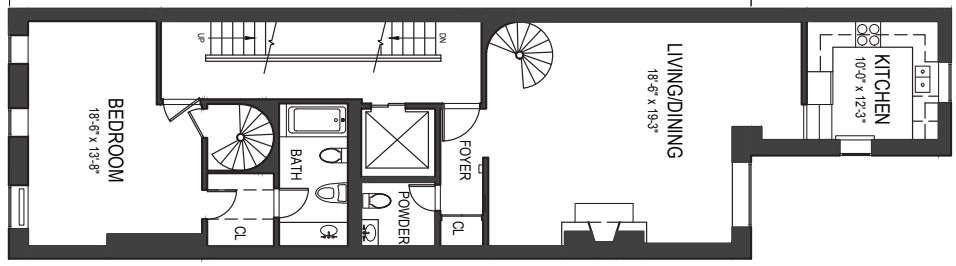
TOTAL SQUARE FEET = 7,247



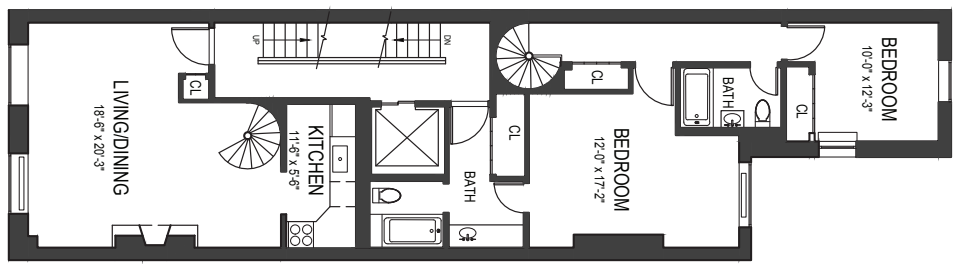
**CELLAR\***  
919 s.f.\*



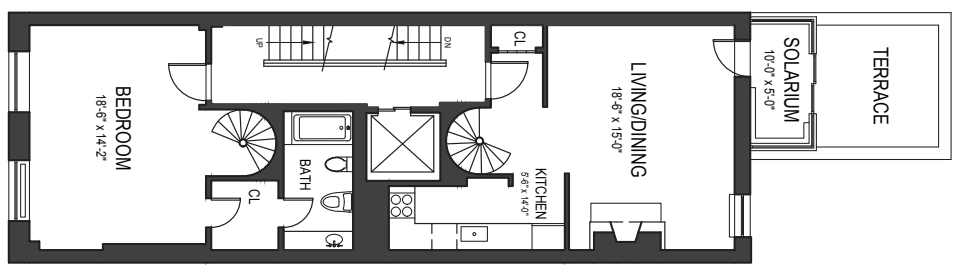
**GARDEN LEVEL**  
1,194 s.f.



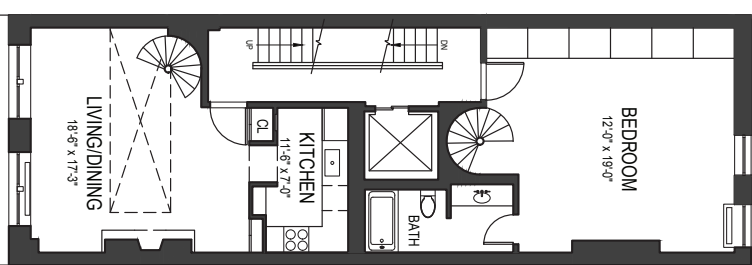
**FIRST LEVEL**  
1,194 s.f.



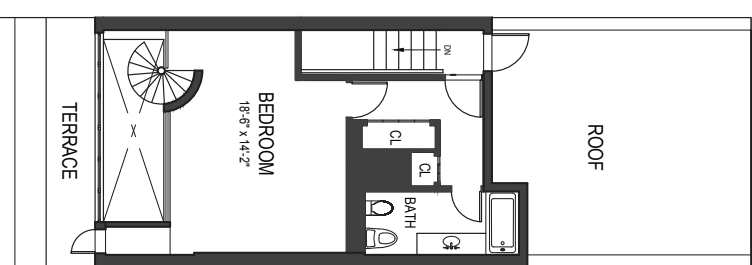
**SECOND LEVEL**  
1,194 s.f.



**THIRD LEVEL**  
1,102 s.f.



**FOURTH LEVEL**  
1,077 s.f.



**FIFTH LEVEL**  
567 s.f.

# 23 WEST 69TH STREET PROPOSED PLANS

TOTAL SQUARE FEET = 7,837



NORTH



1/8" = 1'-0"



# UPPER WEST SIDE

↕ 68th Street to 110th Street

↔ Riverside Drive to Central Park

The Upper West Side attracts buyers from every background. Beautiful parks (including Central Park and Riverside Park), fine schools and renowned food emporiums as well as some of the world's top cultural institutions, such as The Museum of Natural History, Lincoln Center, Children's Museum of Manhattan and New York's Historical Society populate the area. Neighborhood shopping includes everything from sidewalk book vendors, to unique boutiques, to national brands. While the city's top three restaurants, are all here, the true heart of food life here lies in the ubiquitous cafes and bagel shops. The Upper West Side is a dream spot for families and singles alike.

## 🏠 IN THE NEIGHBORHOOD

**3 3-star Michelin Restaurants**

**Central Park**

**Riverside Park**

**The Museum of Natural History**

**The New York Historical Society**

**14 Top Schools**



## Get in Touch



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