

A photograph of a row of three townhouses on West 22nd Street. A large, mature tree with green and yellowing leaves stands in the foreground, its branches and leaves partially obscuring the buildings. The townhouses are constructed of brick and stone. The central townhouse is red brick with a stone ground floor. The townhouse to the left is white with a stone ground floor. The townhouse to the right is red brick with a stone ground floor. Each townhouse has a distinct entrance with a set of steps and a black metal railing. The central entrance has a wooden door, while the others have black doors. Arched windows are visible on the ground floor, and rectangular windows are on the upper floors. The text "485 WEST 22ND STREET" is overlaid in white serif font across the middle of the image.

485 WEST 22ND STREET

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PRICE	Avenues
Price Upon Request	Ninth & Tenth Avenues
PLOT	SQUARE FEET
16' x 98' (50' Deep)	4,000 SQ FT (approx.)

- 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



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
Total Income	\$21,850	\$262,200	

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
Total Projected Income	\$31,500	\$378,000

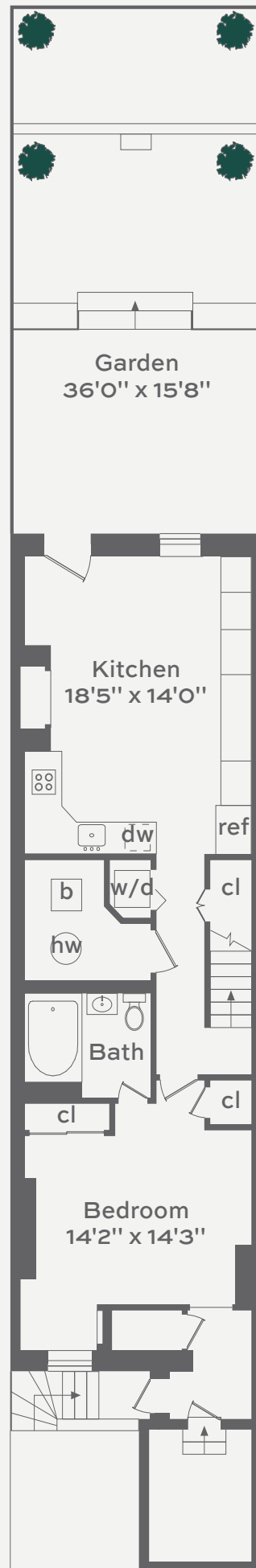
Projected Operating Expenses

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
Total Expenses	\$114,416

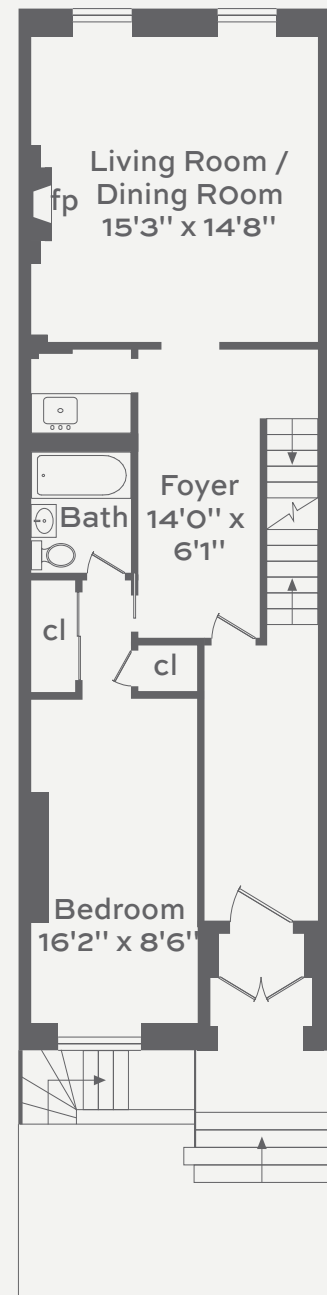
Actual N.O.I. : \$147,784
Projected N.O.I. : \$263,584

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

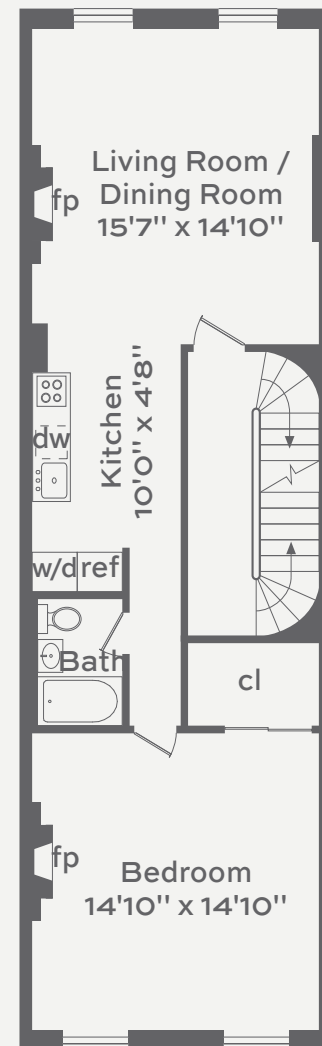




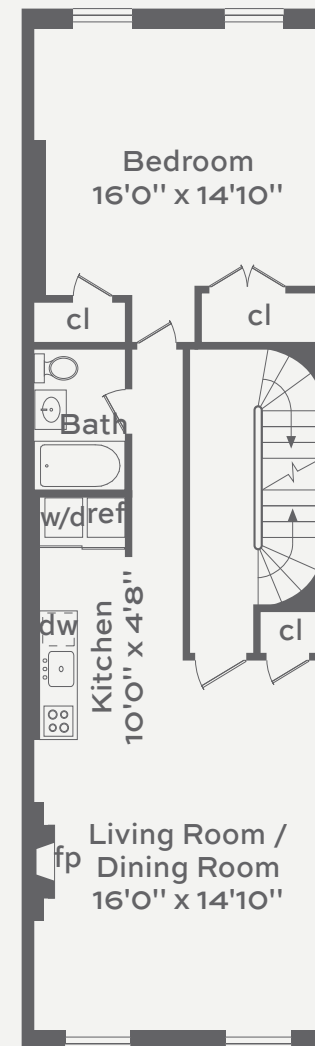
Cellar



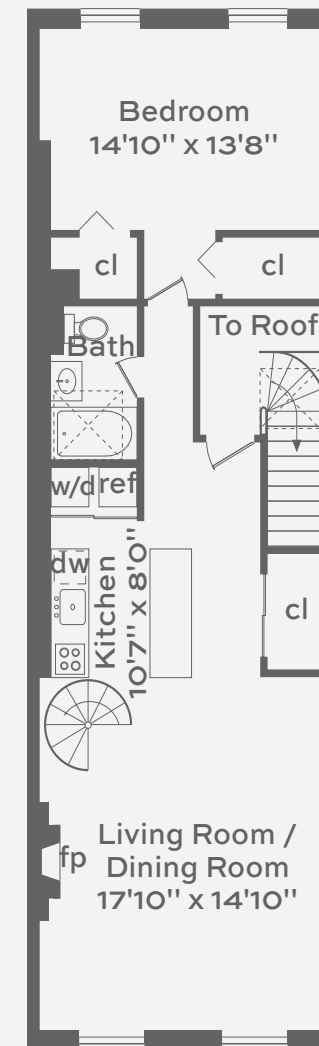
Garden Level



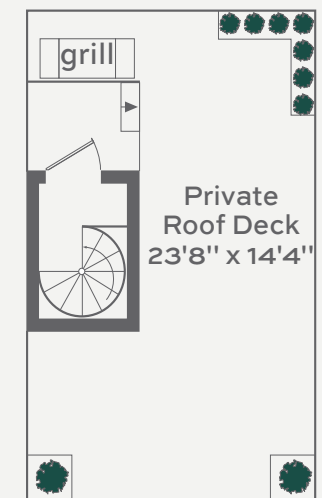
Parlor Level



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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