



145 WEST 94TH STREET

UPPER WEST SIDE

LESIE
GARFIELD

145 WEST 94TH STREET

Set on a picturesque, tree-lined block in the heart of the Upper West Side, just moments from Central Park, 145 West 94th Street is a multi-family townhouse with exceptional depth and flexibility. Spanning approximately 4,400 square feet across four stories and a finished cellar, the property occupies a 100-foot-deep lot with a private rear garden, roof rights, and a 10-foot-by-14-foot extension. The renovated owner’s duplex encompasses the garden and parlor levels, with four bedrooms, 2.5 baths, private access to the finished basement, and direct access to the private rear garden.

PRICE

\$4,650,000

SQUARE FOOTAGE

4,400 (approximate)

NEIGHBORHOOD

Upper West Side, Manhattan

PLOT

17’ x 100.67’

- FEATURES
- + Single Family Conversion Opportunity

+ Live with Income Opportunity

+ Private Garden

+ Tree-lined Upper West Side Block

+ Steps from Riverside & Central Parks

+ Can be delivered vacant

+ Renovated Owner’s duplex





Owner's Duplex



Owner's Duplex

PROJECTED RENT ROLL

UNIT	RENT
1B - 4 BR, 2.5 BA, private garden access	\$12,000
3F - Studio	\$2,750
3R - 1 BR	\$3,250
4F - Studio	\$2,750
4R - 1 BR	\$3,250

TOTAL PROJECTED INCOME	
MONTHLY	ANNUALLY
\$24,000	\$288,000

TAXES
\$73,567
EST. OTHER EXPENSES
\$30,000 / YEAR

EST. NET OPERATING INCOME

ANNUALLY
\$184,433



3rd Floor Rear



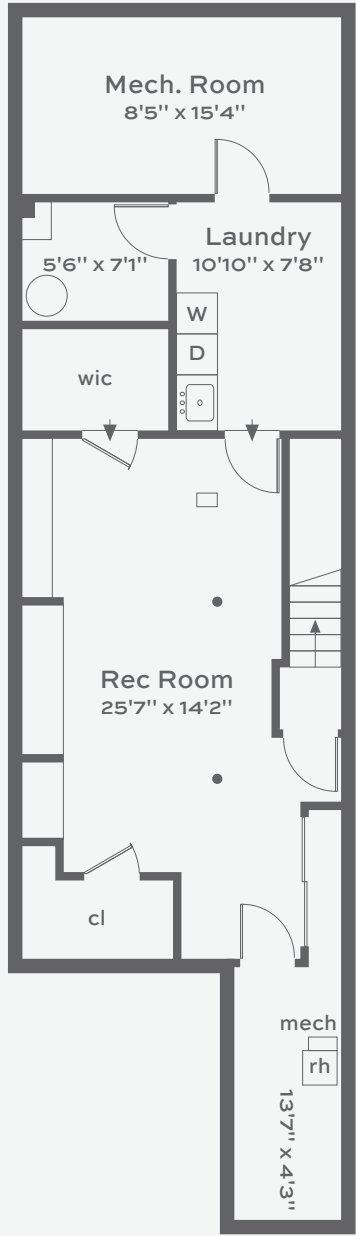
3rd Floor Front



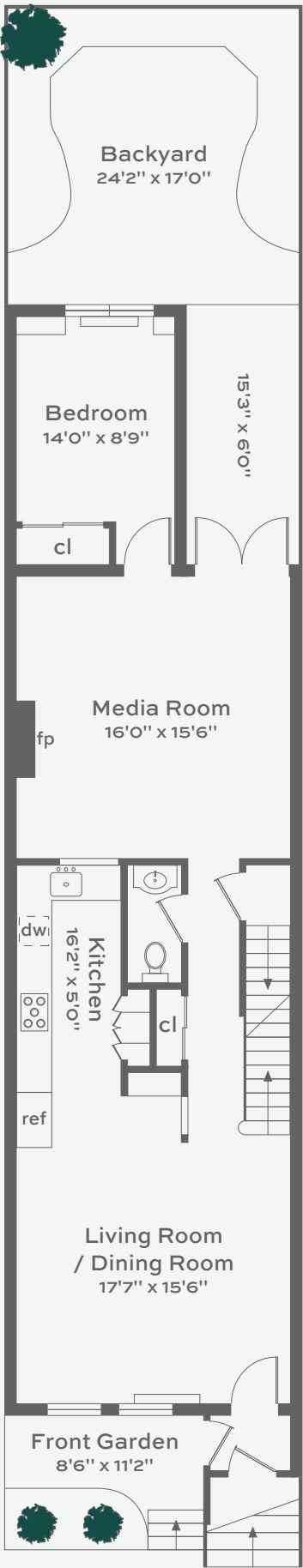
3rd Floor Rear



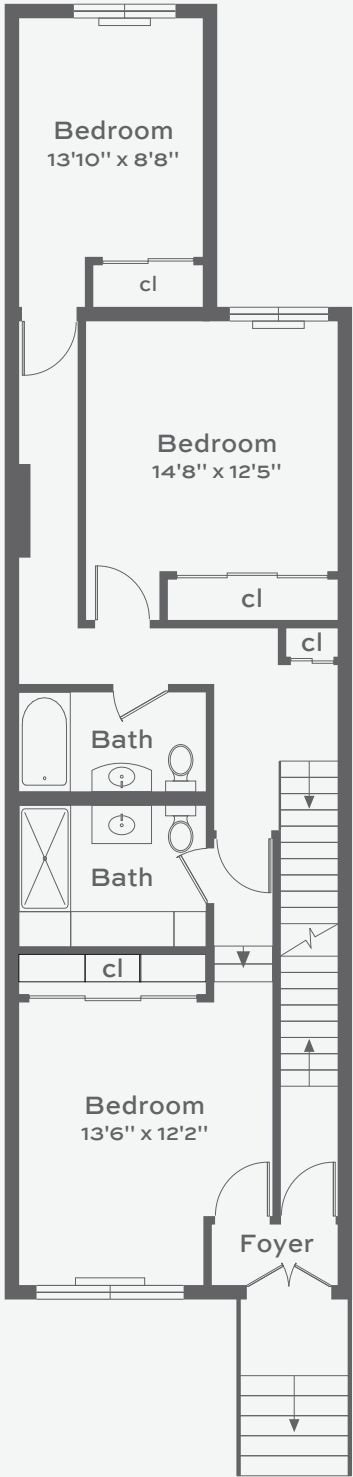
3rd Floor Front



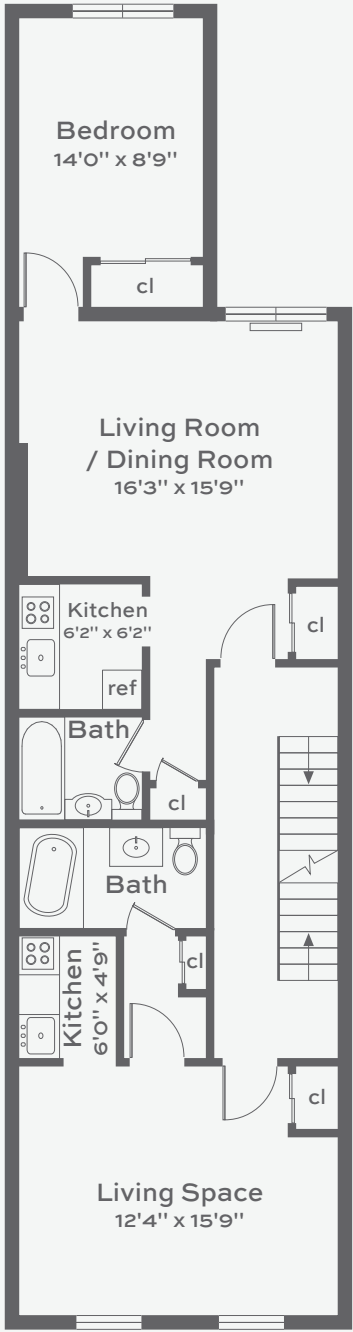
Cellar
Ceiling Height 7'2"



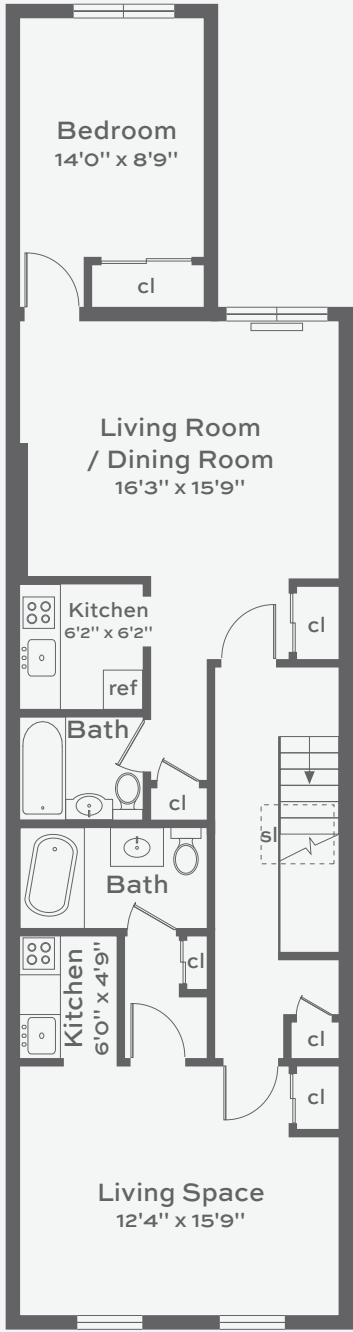
Garden Level
Ceiling Height 9'10"



Parlor Level
Ceiling Height 11'7"



Third Floor
Ceiling Height 10'0"



Fourth Floor
Ceiling Height 9'10"

Sales & Advisory Team



Richard Pretsfelder
212-574-6965
RDP@lesliegarfield.com



Sophie Smadbeck
212-574-6970
SS@lesliegarfield.com



Morgan Garofalo
212-574-6975
MG@lesliegarfield.com



LESLIE GARFIELD

Specializing in
New York City Townhouses

505 Park Ave. Suite 303
New York, NY 10022

+1 (212) 371 - 8200
lesliegarfield.com

122 Montague Street, 2nd Floor
Brooklyn, NY 11201

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