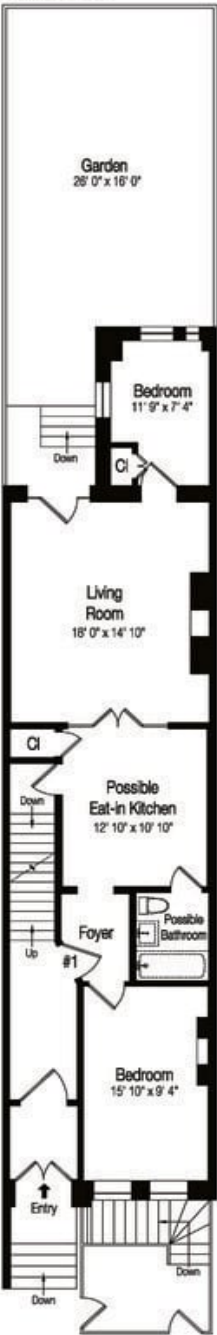
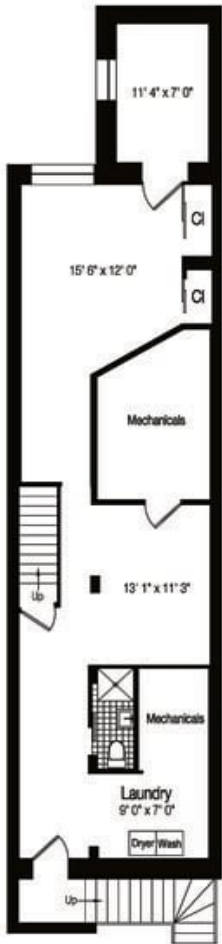


# 132 WEST 73RD STREET

Garden Floor



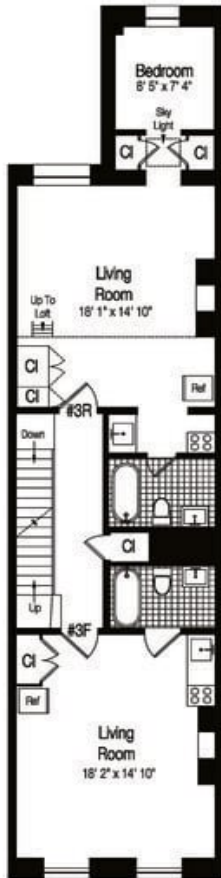
Basement



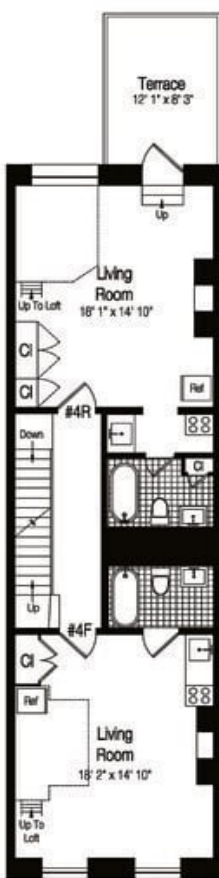
Second Floor



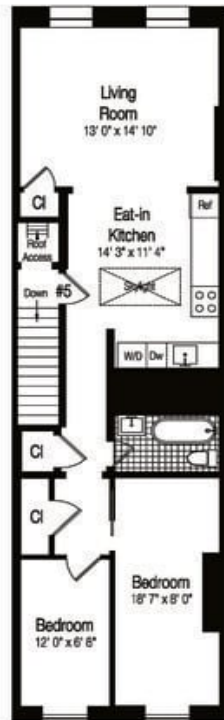
Third Floor



Fourth Floor



Fifth Floor



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**132 W 73RD STREET**

132 W 73RD ST, NEW YORK, NY 10023

**\$4,250,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 132 W 73RD STREET

132 W 73RD ST, NEW YORK, NY 10023

DEAL FELL THROUGH, Major price adjustment! One of the most compelling value plays on the Upper West Side. CAN BE DELIVERED VACANT. Coldwell Banker Warburg is pleased to present the exclusive offering of 132 West 73rd Street, a historic 5-story plus finished basement brownstone located in the heart of Manhattan's Upper West Side, just moments from Central Park. Built in 1884 by renowned architect James Edward Ware, this 5,236-square-foot property sits on a 1,635-square-foot lot between Columbus and Amsterdam Avenues in a landmarked row of Neo-Grec residences. (3,836 sq ft interior + 600 sq ft garden + 800 sq ft finished basement). CAN BE DELIVERED VACANT!

**Fireplace Count: 4+ Fireplaces**

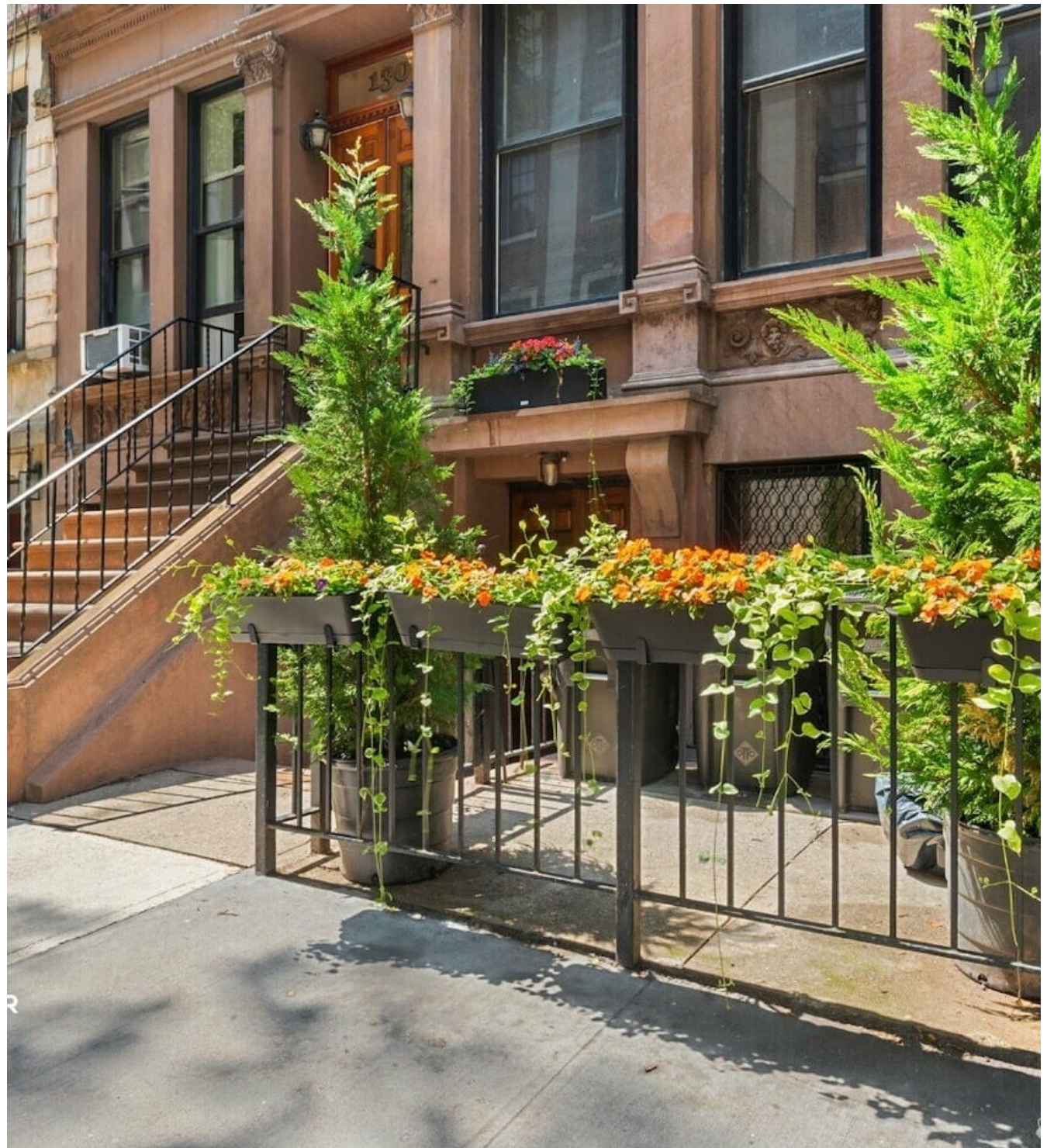
**\$4,250,000**



**COLDWELL BANKER  
WARBURG**

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Currently configured as a legal 8-unit walk-up, the property presents an exceptional opportunity for both investors and end-users. The owner can occupy the spacious garden-level duplex with direct access to a private garden oasis, while renting out the remaining apartments in one of the city's strongest rental markets, ensuring both high income potential and long-term appreciation. Alternatively, the building can be fully repositioned, converted to condominium ownership, or transformed into a luxury single-family mansion, capitalizing on its historic charm, flexible interior layouts, and advantageous Tax Class 2B designation. Between 2019 and 2022, the property benefited from over \$100,000 in capital improvements, including a new roof and skylight, repointed facade, restored cornice, and refurbished windows. Interior highlights include oak strip flooring, a grand original staircase, 10-foot ceilings, and a fully operational wet sprinkler system. As currently configured, 132 West 73rd offers a versatile unit mix of studios and one-bedrooms, along with a garden-level 2BR and a top-floor floor-through 2BR. Zoned R8B, the property also benefits from favorable tax treatment and redevelopment flexibility under its existing classification.



With a projected pro forma NOI of \$369,244, an owner or investor may release units at market rents to enhance cash flow or pursue a high-end conversion, restoring this brownstone to its original grandeur. Situated within the Upper West Side / Central Park West Historic District, the property's architectural pedigree and historic context are complemented by proximity to Lincoln Center, Central Park, and multiple subway lines (1/2/3/B/C). With vacant delivery, rich architectural detail, and exceptional rental upside, 132 West 73rd Street offers a rare live-plus-income opportunity in one of Manhattan's most coveted and stable neighborhoods.

