

COMPASS



338 W. 71st Street

A beautiful two-family brownstone located steps from Riverside Park on the Upper West Side

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Property Highlights

Compass has been retained on an exclusive basis to facilitate the sale of 338 West 71st Street, a beautiful two-family brownstone located steps from Riverside Park on the Upper West Side. Featuring approximately 6,626 SF (5,322 SF above grade), abundant natural light, attractive original architectural details, and a flexible layout, this well-maintained property offers a rare opportunity to acquire a substantial Manhattan townhouse with meaningful untapped potential.

For end users, 338 West 71st Street offers the opportunity to create a spectacular long-term residence without undertaking the cost, disruption, and uncertainty typically associated with a full townhouse renovation. Rather than starting from scratch, a purchaser can focus on completing the remaining work and bringing their vision for the property to life, with a completion budget available upon request.

For investors, the property offers multiple paths to value creation, including townhouse repositioning and resale, condominium conversion, or luxury rental repositioning for long-term ownership. Containing approximately 1,910 SF of additional development rights and supported by sales comps of approximately \$2,000/SF and rental comps of approximately \$100/SF, the property presents a compelling value-add opportunity in one of Manhattan’s most iconic and enduring residential markets.

Opportunities to acquire a townhouse of this size, character, and potential in such a premier Upper West Side location are increasingly rare. Adding to the townhouse’s charm, is its location on a low-traffic, quiet, cul-de-sac street. 338 West 71st Street offers a unique combination of architectural character, existing improvements, scale, and flexibility, allowing purchasers to pursue a wide range of end-user or investment strategies.

Please contact the Horne Team at Compass at horne.team@compass.com or 917-833-5059 for additional information, to schedule a private tour, or to submit an offer.

Address	338 West 71st Street, New York, NY, 10023
Block / Lot	1182 / 147
Property Type	Two-Family
Building SF (Above Grade)	6,626 (5,322)
Stories (Above Grade)	5.5 (4.5)
Roof Height	58'
Building Dimensions	18' x 69'
Lot SF	1,808
Lot Dimensions	18' x 100'
Zoning	R8B
FAR	4 (as of right)
BSF	7,232
Air Rights	1,910
Annual Taxes	\$27,650
Tax Class	1

Beautiful and
Well-Maintained
Historic
Townhouse

Prime UWS
Location Next
to Riverside
Park

Rare,
Cul-De-Sac
Street

Incredible
End-User
Opportunity

Significant
Upside Potential
for Investor

\$2,000/SF+
Sales
Comps















1st Floor (961 sq. Ft.)



2nd Floor (921 sq. Ft.)



3rd Floor (913 sq. Ft.)

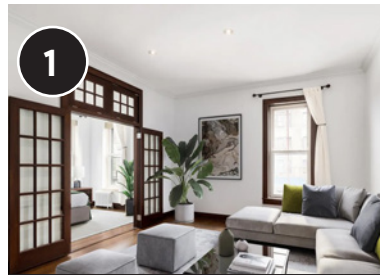


4th Floor (224 sq. Ft.)

Condo Sales Comps



338 West 71st Street, NY, NY, 10023

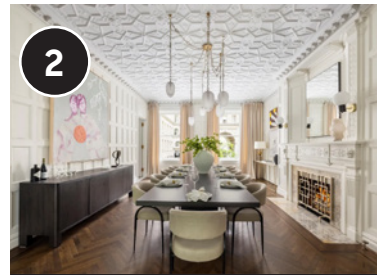


1

200 W 78th St, Unit 2D

Active - 2BD / 2BA

\$1,744 / PPSF



2

390 West End Ave, Unit 2A

Active - 4BD / 4BA

\$2,250 / PPSF

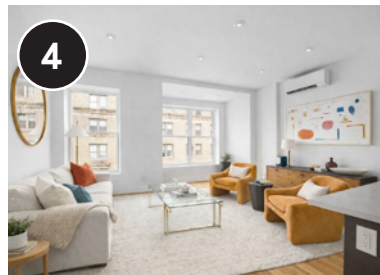


3

235 W 75th Street, Unit 305

Active - 4BD / 3BA

\$2,303 / PPSF



4

254 W 88th St, Unit PH

Active - 2BD / 2BA

\$1,809 / PPSF

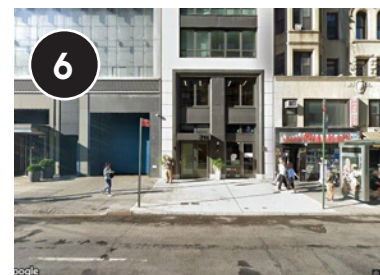


5

350 West 71st St, Unit PHA

Active - 3BD / 3BA

\$1,861 / PPSF

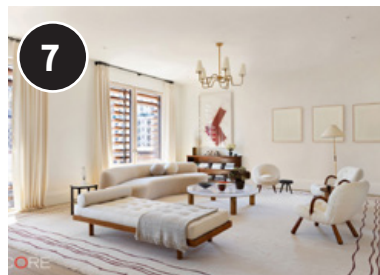


6

214 W 72nd St, Unit 1B

Sold - 2BD / 2BA

\$1,845 / PPSF

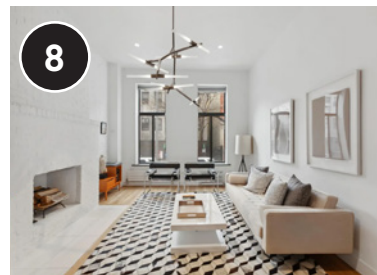


7

254 W 88th St, Unit 2

Sold - 1BD / 2BA

\$1,640 / PPSF

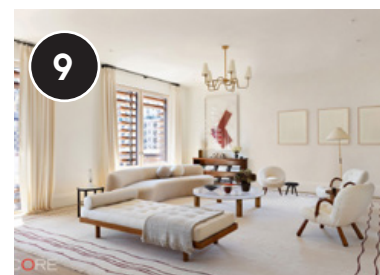


8

117 W 82nd St, Unit 3

Sold - 1BD / 1BA

\$1,361 / PPSF



9

470 Columbus Avenue, Unit 4

Sold - 4BD / 4BA

\$2,129 / PPSF



Townhouse Sales Comps

★ 338 West 71st Street, NY, NY, 10023

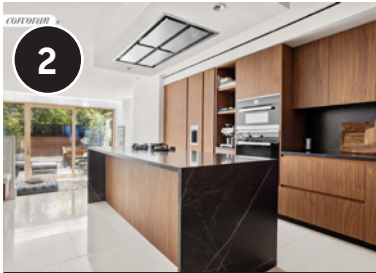


1

309 W 80th St

Active - 5BD / 5BA

\$2,121 / PPSF



2

248 W 71st Street

Active - 6BD / 7BA

\$3,010 / PPSF

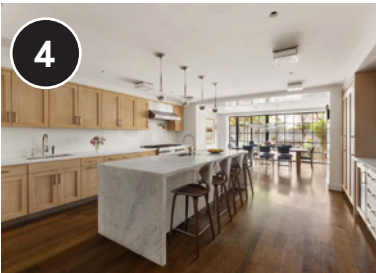


3

250 W 73rd Street

Active - 7BD / 7BA

\$2,870 / PPSF



4

135 W 77th St

Pending - 5BD / 5BA

\$1,666 / PPSF



5

349 W 86th Street

Active - 7BD / 7BA

\$2,404 / PPSF

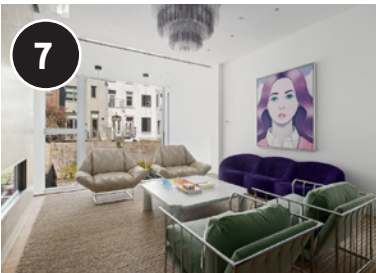


6

256 W 75th St

Sold - 5BD / 5BA

\$1,596 / PPSF

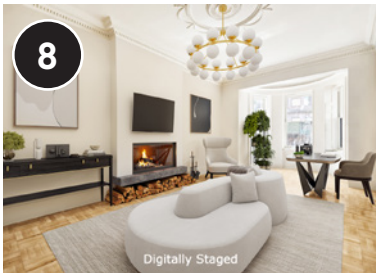


7

125 W 87th St

Sold - 5BD / 6BA

\$1,785 / PPSF

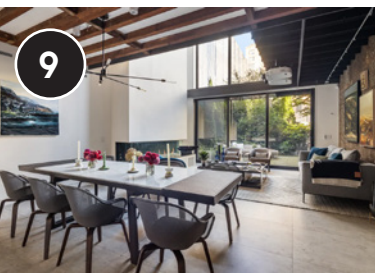


8

327 W 76th St

Sold - 5BD / 5BA

\$1,613 / PPSF



9

137 W 77th St

Sold - 5BD / 8BA

\$1,629 / PPSF



Rental Comps

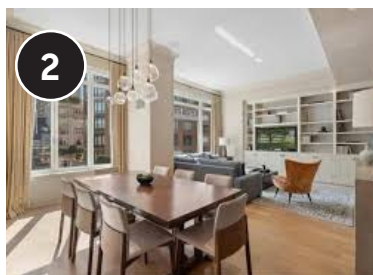
★ 338 West 71st Street, NY, NY, 10023



180 Riverside Blvd, Unit 405

Active - Studio / 1BA

\$115 / PSF



221 West 77th Street, Unit 15

Active - 4BD / 4BA

\$113 / RPSF



314 W 71st St

Pending - 4BD / 4BA

\$81.08 / PSF



127 W 88th St

Pending - 4BD / 3BA

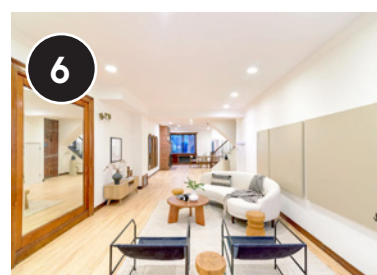
\$93.33 / PSF



258 W 71st St, Unit 3A

Rented - Studio

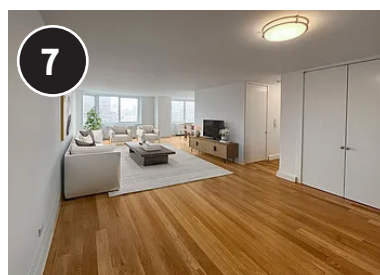
\$89.61 / PSF



349 W 71st St, Unit 1

Rented - 3BD / 3BA

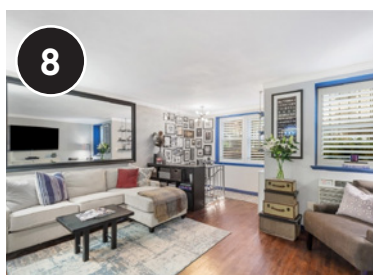
\$90.00 / PSF



410 West End Ave, Unit 2F

Rented - Studio / 1BA

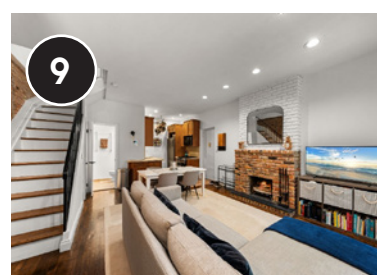
\$108 / RPSF



252 W 74th St, Unit 1

Rented - 1BD / 1BA

\$88.24 / PSF



261 W 71st St, Unit 9

Rented - 2BD / 2BA

\$97.80 / PSF



Point of Interests

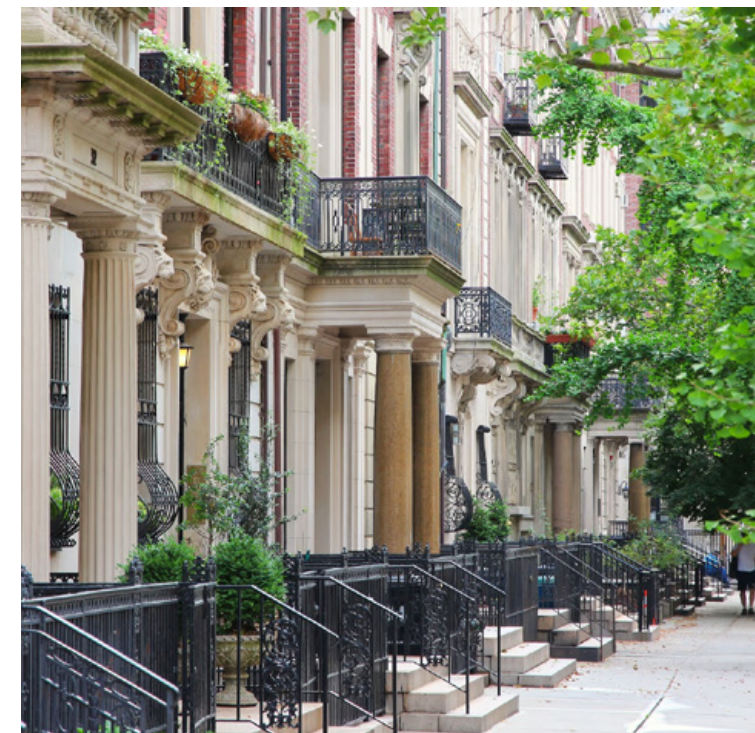
★ 338 West 71st Street, NY, NY, 10023



- 1 The Dakota
- 2 Central Park
- 3 AMC Loews Lincoln Square 13
- 4 Richard Tucker Square
- 5 Lincoln Center for the Performing Arts
- 6 The Metropolitan Opera
- 7 New York City Ballet
- 8 Juilliard School
- 9 American Folk Art Museum
- 10 Church of St. Paul the Apostle
- 11 Columbus Circle
- 12 The Shops at Columbus Circle
- 13 Riverside Park
- 14 Spetagesimo Uno
- 15 Verdi Square
- 16 Damrosch Park (Adjacent to Lincoln Square)

The Upper West Side Neighborhood

The **Upper West Side** is one of Manhattan's most desirable neighborhoods, known for its tree-lined streets, historic architecture, and a perfect balance of culture and convenience. Living here means being steps from Lincoln Center, Central Park, Riverside Park, and some of the city's finest dining, shopping, and schools. Townhouses in this part of Lincoln Square are exceptionally rare, offering the privacy and space of a single-family home with the vibrancy of one of New York's most iconic neighborhoods. Owning here is not just a residence, but a lifestyle rooted in sophistication, community, and enduring value.



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Exclusively Listed By:



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