

**For Sale - 50 Unit Apartment Building With Hud Contract In Little Falls, Ny - \$3,357,000**  
**759 East Monroe St, Little Falls, New York 13365**



**Listing Contact - 1**



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**TITAN Commercial Realty Group  
LLC**



**Description**

This property has been ordered to be sold. The minimum bid is \$3,357,000. There are 50 units that are all one bedroom, one bathroom. All units have a private deck. Each unit is approximately 700 square feet with a total building area of approximately 36,000 square feet. HUD contract existing for property. All tenants must be 62 years old or legally disabled to live in property. All units separately metered for utilities. There are electric air conditioning window units and electric heat and electric hot water tanks in all units. The property has public water and public sewer. There is a paved parking lot. Property has approximately 366 feet of road frontage and sits on 1.77 Acres. The normalized net operating income is \$381,128.00, which reflects an 11.35 CAP RATE AT THE MIN...

Basic Information		Details			
Sale Price:	\$3,357,000	Listing Details		Structure Details	
Price/SF:	\$93.20	Lot Size:	1.77 Acres	Stories:	2
Property Type:	Investment	Street Frontage:	366.0	Units:	50
Property Subtype:	Multi-Family Investment Properties	Lot Depth:	395.0 Feet	Loading Docks:	0
Available Space:	36020.0 SF	Parking Spaces:	24	Overhead Doors:	1
Total Building:	36,020 SF	Tax ID/Parcel Number:	115.45.1.2.2	Elevators:	1
Lot Size:	1.77 Acres	Cap Rate:	11.35 %	HVAC:	Electric
Cap Rate:	11.35			Power Amps:	100
REB Listing ID:	COM598			Heat:	Electric
				Sprinkler:	None
				Roof:	Asphalt
				Sanitary System:	Sewer
				Water:	Public
				Condition:	Excellent

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.