

**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



Todd Drowlette

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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	
Sale Price:	\$3,357,000
Price/SF:	\$93.20
Property Type:	Investment
Property Subtype:	Multi-Family Investment Properties
Available Space:	36020.0 SF
Total Building:	36,020 SF
Lot Size:	1.77 Acres
Cap Rate:	11.35
REB Listing ID:	COM598

Details			
Listing Details		Structure Details	
Lot Size:	1.77 Acres	Stories:	2
Street Frontage:	366.0	Units:	50
Lot Depth:	395.0 Feet	Loading Docks:	0
Parking Spaces:	24	Overhead Doors:	1
Tax ID/Parcel Number:	115.45.1.2.2	Elevators:	1
Cap Rate:	11.35 %	HVAC:	Electric
		Power Amps:	100
		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.