

1261 NY Route 7, Brunswick, New York 12180

**FOR SALE**

\$1,800,000



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Multi-family income property provides excellent ROI.** Newly renovated property of previously nine single family homes and a motel - now (24) popular studio, 1, 2, and 3 bedroom apartments. Units are consistently leased to quality tenants. Located on a beautiful 3.87 acre lot with further room for development. The site has recently been landscaped and the road repaved.

**FULLY STABILIZED PROPERTY WITH 8.4% CAP RATE**  
(Based on the proforma NOI)



**AERIAL VIDEO**

**NAIPlatform**

[www.TroyCommercialRealEstate.com](http://www.TroyCommercialRealEstate.com)

**Deanna Dal Pos** | Real Estate Salesperson

+1 518 366 0920 | +1 518 465 1400 ext. 225 | [ddalpos@naiplatform.com](mailto:ddalpos@naiplatform.com)



1261 NY Route 7, Brunswick, New York 12180

Multi-Family Income Property



Building	Unit	# of Bedrooms
A	1-9	Studio
B	10	Studio
C	11	1
D	12	2
E	13	3
F	14	2
G	15	1
H	16-17	1
G	18	2
F	19	1
I	20-21, 23	2
I	22	3
J	24	3





# Brunswick Hillside Apartments & Townhomes





1261 NY Route 7, Brunswick, New York 12180

Multi-Family Income Property

## BUILDING INFORMATION

Building SF:	10,052 SF
Zoning:	Business Light Overlay
Parking:	24 Private Spaces
Parcel:	3.87 Acres
Water:	Well
Waste:	Septic
Heat:	Oil, Electric
Construction:	Frame
Roof:	Shingle
Age:	1945
Condition:	Excellent

