



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.

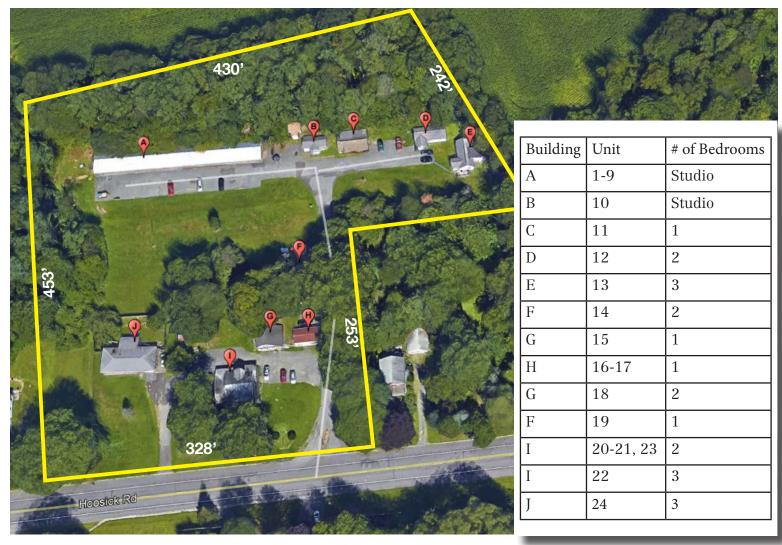
FULLY STABILIZED PROPERTY WITH 8.4% CAP RATE (Based on the proforma NOI)







1261 NY Route 7, Brunswick, New York 12180 Multi-Family Income Property







## 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











