

**FOR  
SALE**

**\$999,900**

**232 Stuyvesant Ave  
Lyndhurst, NJ 07071**



## OVERVIEW

Prime Investment opportunity in the middle of Lyndhurst. Located in a high demand commuter area just around the corner from the New Train Station! This mixed use property features 3 residential units and 2 leased retail storefronts. A rare blend of stability and growth potential, this property features 2 retail units and a one bedroom apartment on the first floor, and two 3 bedroom apartments on the second floor. Ample off street parking in the rear parking area. Recent updates include roof, furnace, hot water heater. Landlord pays heat/water/sewer. Tenant pays cooking gas and electric. A few houses away from the New Lyndhurst Train Station, close to NYC buses, stores, restaurants, nightlife. A rare find for investors to own in thriving Lyndhurst!

**CAP RATE ~6.69%**

**Annual income approx \$96312 and Yearly Expenses approx \$29420.**

## FEATURES

✓ 3 apartments

✓ 2 storefronts

✓ 3,545 sq. ft.

## FOR MORE INFORMATION

**CATHERINE LAWTON & MEGHAN RAMSAY, REALTORS**

Cathy: 973-214-8489 | [lilcath@msn.com](mailto:lilcath@msn.com) | Meg: 201-892-4866 | [homes@megramsay.com](mailto:homes@megramsay.com)

**CENTURY 21 CREST REAL ESTATE, INC.**

142 Rt 23 N | Pompton Plains, NJ 07444 | 973-686-1500 Ext. 351



**CENTURY 21**  
Crest Real Estate, Inc.

**232 STUYVESANT AVE  
LYNDHURST, NJ 07071**

**MIXED USE - ZONE B**

**CAP RATE ~6.69%**

**RECENT UPDATES**

- Roof
- Furnace
- Water Heater

**Landlord pays heat/water/sewer**

## INCOME/EXPENSES

<b>INCOME</b>	<i>Renews</i>	<i>Per Month</i>	<i>Per Year</i>
3 BR 2nd Fl RT	April 1	\$2,036	\$24,432
3 BR 2nd Fl LFT	VACANT	\$2,100	\$25,200
1 BR 1st Fl	VACANT	\$1,695	\$20,340
Retail RT	December 1	\$895	\$10,740
Retail LFT	Aug 1	\$1,300	\$15,600
<b>TOTAL</b>		<b>\$8,026</b>	<b>\$96,312</b>

<b>EXPENSES</b>	
Water & Sewer	\$1,074.79
Insurance	\$3,923
Taxes	\$19,418.57
Heat	\$5,003
<b>TOTAL</b>	<b>\$29,419.36</b>

**NET INCOME      \$66,893**

*\*All amounts subject to verification.*

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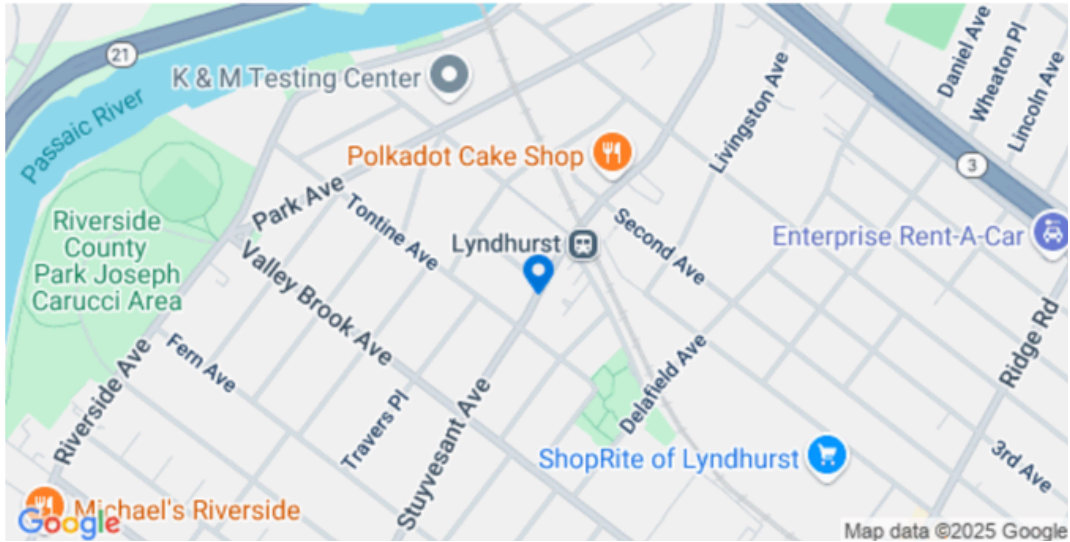
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## LISTING LOCATION



## PHOTOS



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