



CENTURY 21®
Crest Real Estate, Inc.

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 | Meg: 201-892-4866 | homes@megramsay.com

CENTURY 21 CREST REAL ESTATE, INC.

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



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**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

INCOME	<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
TOTAL		\$8,026	\$96,312

EXPENSES

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

NET INCOME \$66,893

**All amounts subject to verification.*

FOR MORE INFORMATION CONTACT:

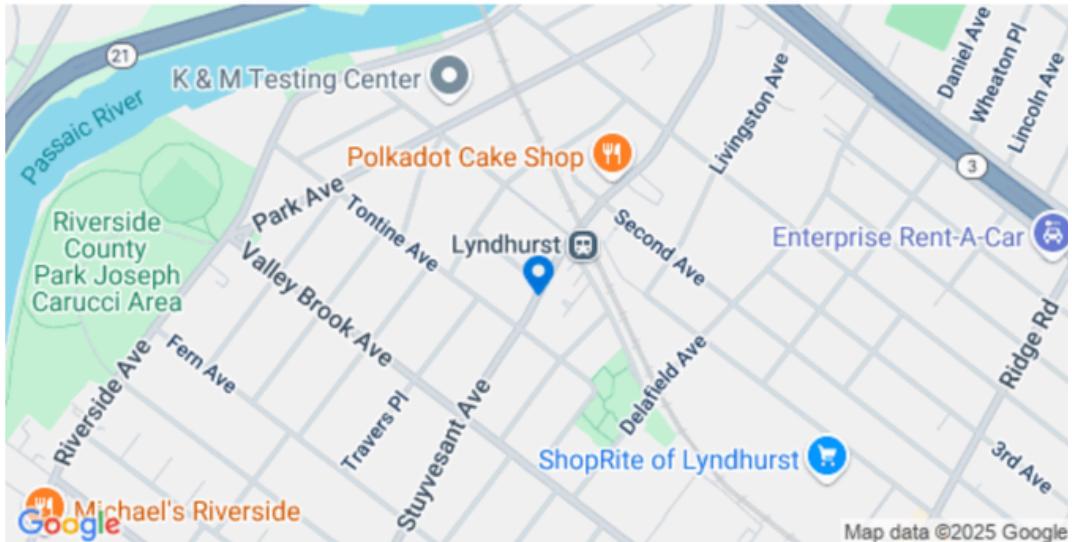
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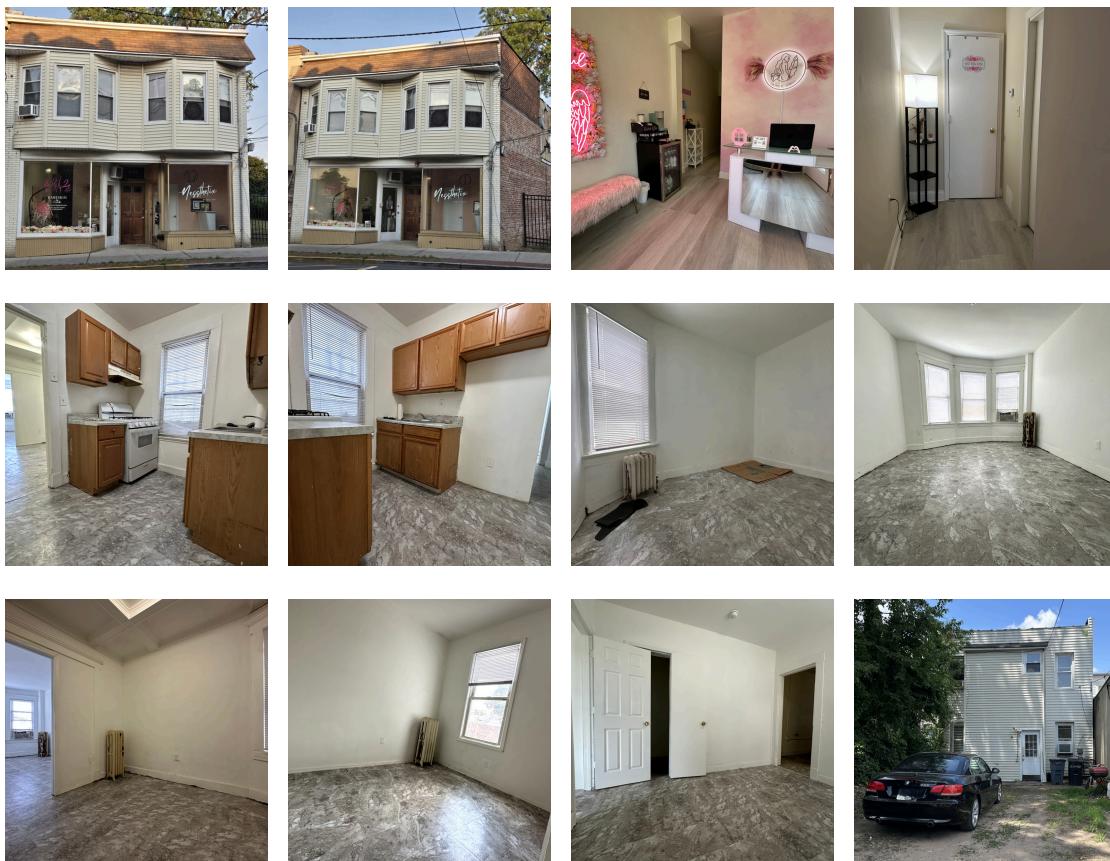
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LISTING LOCATION



PHOTOS



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