

Short-term and Extended Stay Property For Sale

10 Bruen Court
East Greenbush, NY 12144

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Additional Income from included duplex

30 rooms + Duplex



Offering Overview

CBRE Upstate NY, as exclusive broker, is pleased to present to qualified investors the opportunity to acquire 10 Bruen Court in East Greenbush, NY -- an extended stay hospitality business with 30 rooms, each containing a half bathroom. Property previously operated as an assisted living facility and was renovated 10 years ago. Common areas include; six additional showers, two full bathrooms, two living rooms, a formal dining room, a fully equipped commercial kitchen and a private courtyard. All FF&E at 10 Bruen Court is included in purchase. Also included in the offering is 121 Columbia Turnpike, a ±1,388sf duplex.

\$2.5M

Price

±\$83K

Per Room

±\$200K

NOI

Property Summary

Property Addresses	10 Bruen Court, East, Greenbush, NY 121 Columbia Turnpike, East Greenbush, NY
Tax Map IDs:	155.9-2-2 155.9-2-1.2
Building Sizes	±12,042 SF Extended stay hospitality building ±1,388 SF Duplex
Year Built	1926/Renovated 2016
Rooms	30 + Duplex
Parking	±30 parking spaces
Zoning	NR Neighborhood Residential NMU Neighborhood Mixed-use
Recent Improvements	Sprinkler system updated in 2024 Bathrooms and showers updated in 2024 New furnace in 2024 Hot water tank 2023
Location	Less than half a mile from Regeneron
Foundation	Combination poured concrete and concrete block
Construction	Wood frame
Siding	White vinyl siding
Roof	Mixed; primarily asphalt shingle with a small metal section
Elevator	Otis passenger elevator with 2,500 lb/ 15 -person capacity
Fire supression system	Fully sprinklered, dry system
Electrical	Multiple panel boxes, circuit breakers
Fire Safety	Monitored central system



Income Overview

Typical Occupancy	90-100%
Average Room Rental Rate	\$857.50/ mo
Typical Monthly Gross Income	\$27,525
Typical Monthly Expenses	\$13,137.92

Contact Broker for detailed income and expense information

Contact Us

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