



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

32 VAN CORTLANDT PARK AVE
YONKERS, NY 10701

EXCLUSIVELY LISTED BY

REAL ESTATE AGENT
AVI YOSOPOV
LIC. NO.10401378143

BROKER NAME
WINZONE REALTY

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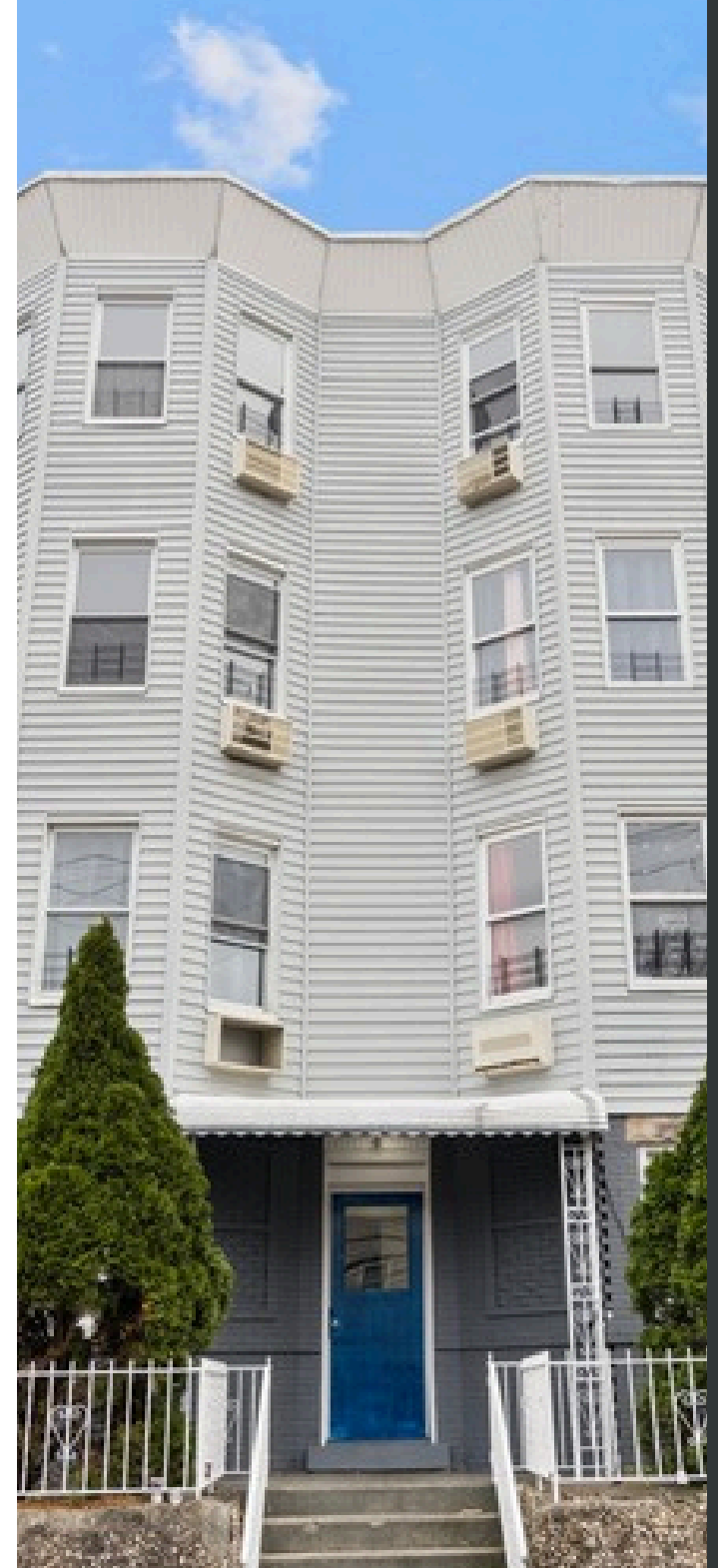




TABLE OF **CONTENTS**

- 01 INVESTMENT OVERVIEW
- 02 PROPERTY PHOTOS
- 03 AREA OVERVIEW
- 04 AERIALS & MAPS

01

INVESTMENT OVERVIEW

THE OFFERING

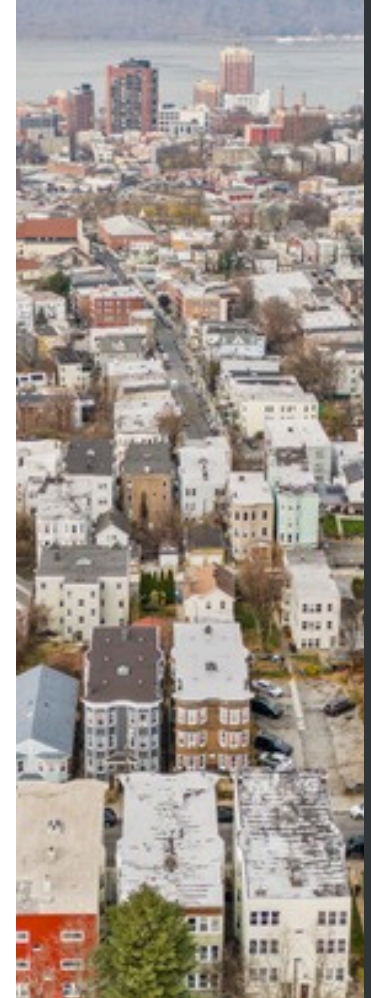
PROPERTY SUMMARY



THE OFFERING

Fully renovated 7-unit multifamily building located on Van Cortlandt Park Ave in Yonkers. This well-maintained property features separate boilers, offering efficiency and lower operating costs. Each unit has been thoughtfully upgraded with modern finishes, providing turnkey, low-maintenance ownership. The building has been fully renovated throughout, with updated systems and strong rental appeal. Conveniently located near public transportation, major highways, shopping, dining, and Van Cortlandt Park, this property offers both stability and long-term upside in a high-demand rental market. Ideal for investors seeking a solid multifamily asset with minimal deferred maintenance.

PROPERTY ADDRESS	32 Van Cortlandt Park Ave, Yonkers, NY 10701
SQUARE FEET	5,976
LOT SIZE	3,485
PARCEL NUMBER	1.436.41
ASKING PRICE	\$2,700,000
PRICE PER UNIT	\$385,715
CAP RATE	7.51%



PROPERTY SUMMARY

Fully renovated 7-unit multifamily building located on Van Cortlandt Park Avenue in Yonkers.

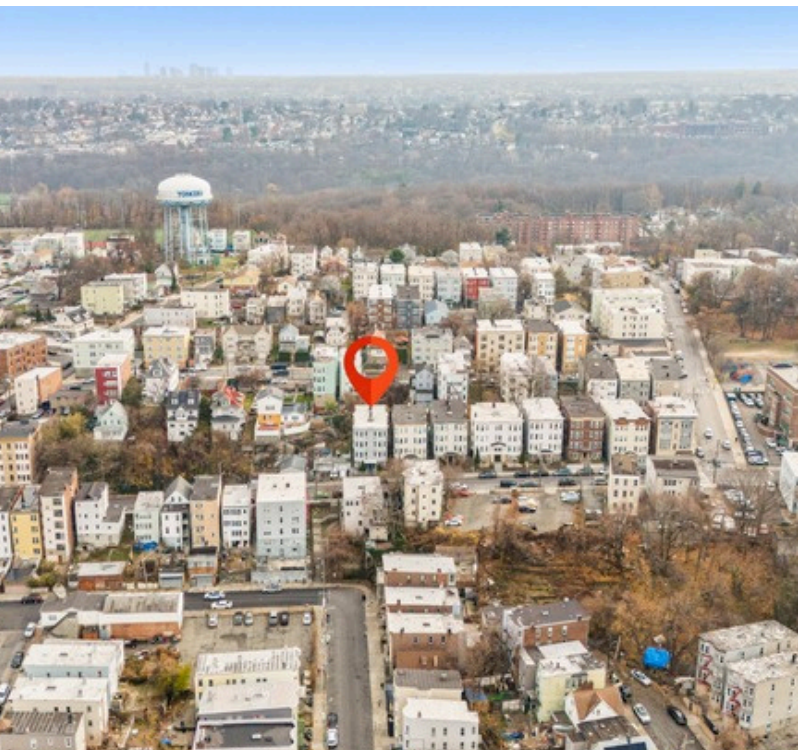
This exceptionally well-maintained property features separate boilers for each unit, enhancing operational efficiency and helping minimize ongoing expenses. All apartments have been thoughtfully upgraded with modern, durable finishes, allowing for truly turnkey, low-maintenance ownership.

The building has undergone comprehensive renovations throughout, creating strong rental appeal and long-term reliability. Ideally situated near public transportation, major highways, shopping, dining, and Van Cortlandt Park, the property enjoys consistent tenant demand and excellent accessibility.

A compelling opportunity for investors seeking a stabilized multifamily asset with minimal deferred maintenance and attractive long-term upside in a high-demand rental market.

HIGHLIGHTS

- Turn Key Asset
- Stable Income from Day 1
- Renovated Units
- Tenants Pay Own Utilities



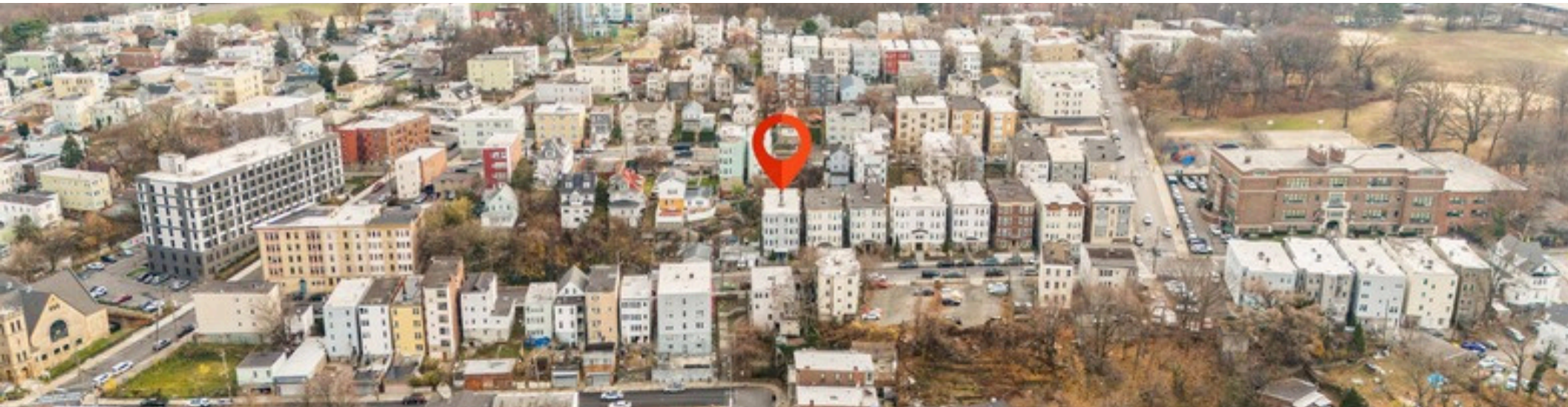
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PROPERTY PHOTOS



PROPERTY PHOTOS





32 VAN CORTLANDT PARK AVE, YONKERS, NY 10701

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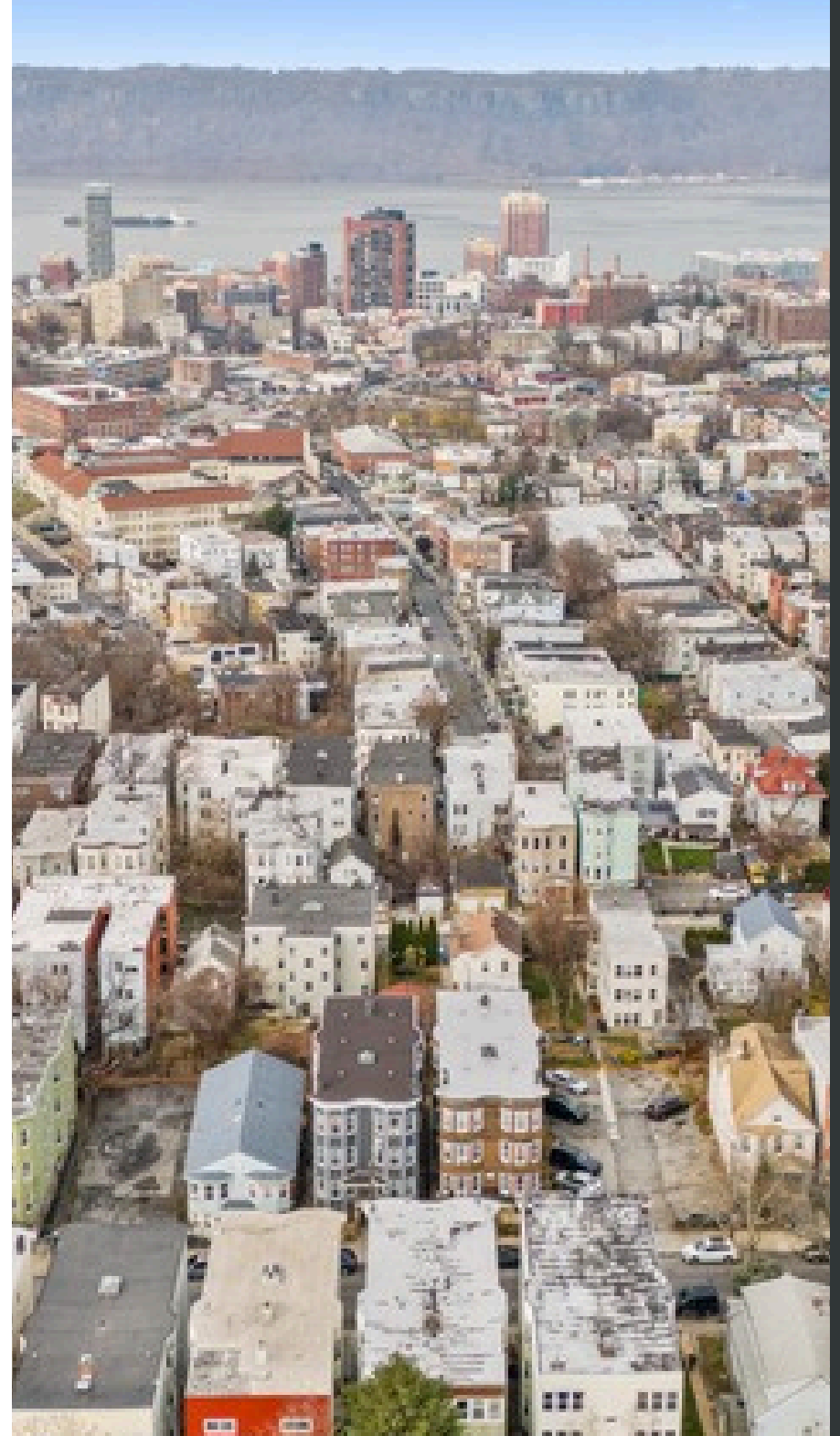
AREA OVERVIEW

AREA OVERVIEW

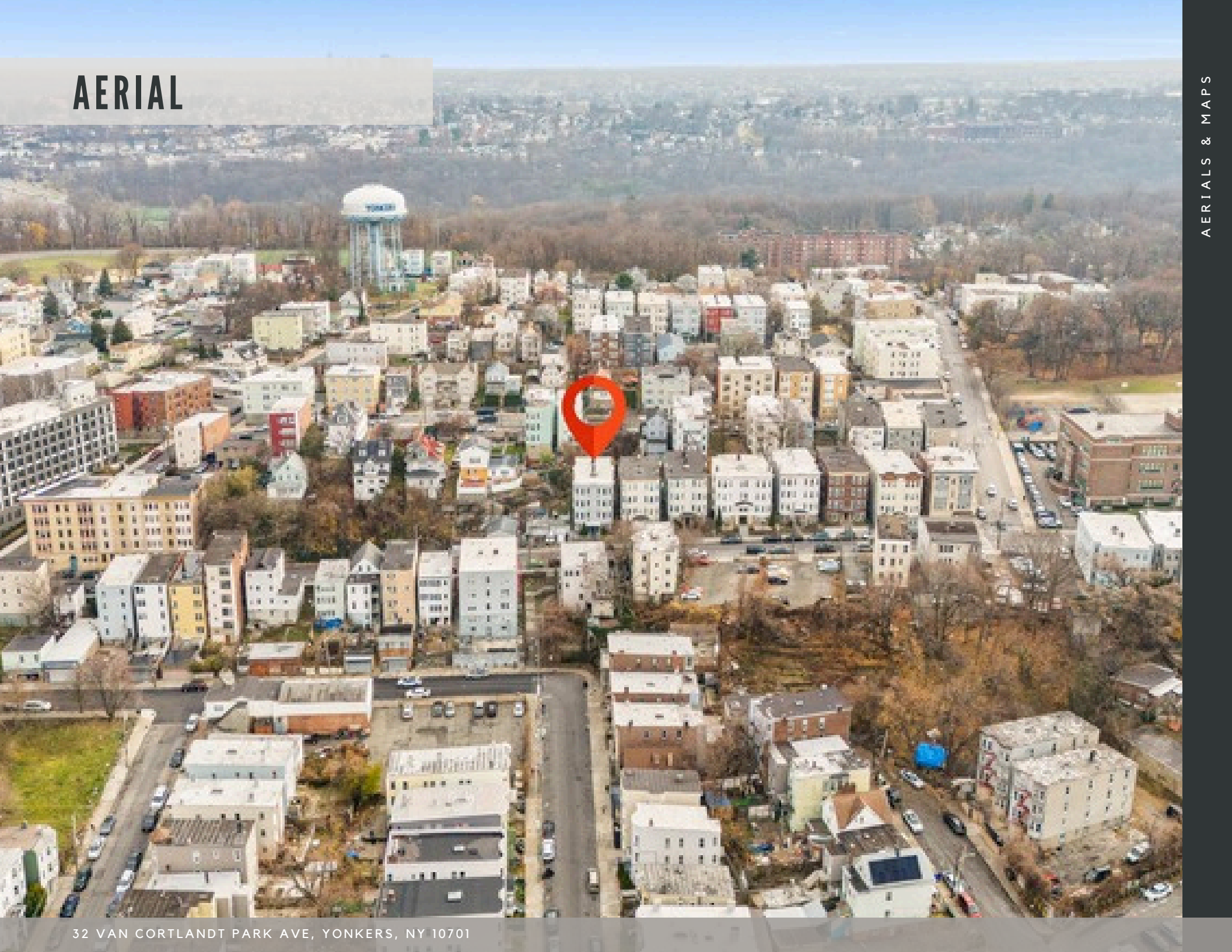


07

AERIALS



AERIAL





CONTACT

Avi Yosopov
Real Estate Agent
347-707-3743
Lic. No. 10401378143
