

Cross Property Agent Full 1 Page



MLS#: **6302056** Active List Price: **\$2,625,000**
 Addr: **1256 North Avenue**
 PO: **Beacon** County: **Dutchess County**
 City/Town: **Beacon** Zip: **12508-1476**
 Village: **None** Hamlet/Loc.:

P Type: **Multi-Family 5+** Sub Type: **Detached**
 Sub/Devel: 55+ Comm: **No**
 Lot Size: **0.4300** SqFt: **8,100** Wtr Access:
 Beds/Baths: **21/11**
 #1 BR: **21** #2 BR: **0** #3 BR: **0** #4 BR: **0** #Vac: #Units: **21**

Sch Dist: **Beacon** Elem: **South Avenue**
 Jr High: **Rombout** High: **Beacon**

Recent: **05/13/2024 : PRC DECR : \$26,250,000->\$2,625,000**

Unit#	Floor Loc	#Bd	#Bth	#Rm	Lsd	Rent	Lease Ends	SqFt	Appliances
1		21	11/0	25	No				Dryer, Refrigerator, Washer

Type of Unit:	None	Yr Blt:	1950 / New Exi	Yr Reno:	2024
Attic:		Basement:	Bilco Door(s), Full		
Siding Desc:		Cnstrction:			

Tax ID#:	130200-5955-75-850183-0000	Tax:	\$26,000	Tax Year:	2023(Other)
Add Fees:	No	Assmt:	\$533,000	Tenant Pay:	
Avail Financing:					

Heat Units:	8	Trash Exp:		Wtr Exp:		Net Op Inc:	
# Elec Mtrs:	1	Fuel Exp:		Maint Exp:		Grs Op Inc:	
# Gas Mtrs:	1	Ins Exp:		Other Exp:		Cap Rate:	

Amenities:

Park Num/Desc:	/Lot Parking, Off-Street Parking	Elec Co:	
Heat Zones/Type:	Base Board	Fuel:	Electric
A/C:	Window Units	Water:	Municipal
Garbage:	Private	Sewer:	Municipal
Bldg Features:	Existing Screens, Existing Thermal Windows, Fire Escape		
Lot Description:			

Public Remarks

Super Special Beacon Multifamily Property - Premium Rental Market Meets Premium Opportunity to Own and Operate a Perfect Commuter Rental & Air B-N-B combination property. Many significant renovations already completed. 7 apartments on 2nd and 3rd floors almost completed. New owner can pick colors and trim if they hurry. 14 more units make up the 1st floors unique Single Resident Occupancy / Air BNB Hostel-Style layout. A Perfect Property for a Unique Apartment / Inn operation. Located steps... [PUBLIC REMARKS](#)

Agent Only Remarks

Some units occupied. Can show with notice on 2nd showing. 7 Units under renovation with new kitchens and baths. Trim packages getting installed now. 2.5% commission for Buyer's Agent if in contract by May 24th. 2% after that.

Show Instr:

Access for Show: **Broker**
 Directions: **Beacon Bridge to North Ave. 1256 1/4 mile from light.**

Appt Ph:		Appt Ph 2:		DOM:	24
Owner:	1256 North LLC	Mod/Excl:	M4	Org Price:	\$2,750,000
LA:	(37429) Robert B Donnelly	LA Ph:	(914) 649-8692	List Dt:	04/19/2024
LA Email:	commercialbob26@gmail.com	LO Ph:	(201) 391-2500	Ag Type:	ERS
LO:	(KWVR01) Keller Williams Valley Realty	CLA Ph:		Nego Thru:	Listing Agent
CLA:		CLO Ph:		CLA Email:	
CLO:		BRA:	0	\$/SqFt:	\$324.07
SA:		BA:	2.5%		

Prepared By: Robert B. Donnelly

Date Printed: 05/13/2024