


1009 NY-82, Hopewell Junction, NY 12533

\$1,895,000

1009 Route 82,
Multifamily



Brett Teilhaber

770.310.4070

Listing Added: Today
Listing Updated: Today



| | | | |
|--------------|--------------------|------------------|--|
| Details | | | |
| Asking Price | \$1,895,000 | Property Type | Multifamily, Mixed Use, Mobile Home Park |
| Subtype | Apartment Building | Square Footage | 700 - 1,800 |
| Buildings | 2 | Lot Size (acres) | 3 |

Marketing Description

✓ Mobile Home Park

- **Strong Base Income** from 12 tenants who own their homes (low LL maintenance).
- **Opportunity:** You're currently covering water, septic, garbage, and road maintenance. These costs **can be shifted to tenants** over time or used to justify rent increases.
- **Rent increases already scheduled** for 8/1/2025 — good planning.

✓ Commercial Building #1

- Long-standing tenant (30 years) = **stable income**.
- **Upstairs not currently rented** — ~1,395/mo potential (\$16,740/year), which you've included in pro forma.
- **Could potentially push rent higher** depending on market comps for office space.

✓ Building #2

- Multi-use history = flexible.
- Current tenant pays a small portion of utilities but there's **room to restructure lease** to shift more expenses their way (especially oil heating).
- **Rent could likely be under market** — \$690/mo for 700 SF is modest.

✓ 2-Family House

- Units in good condition (updated kitchens, fireplace, garage) = above average appeal.
- LL pays for oil — another **expense to potentially pass on**.
- Upstairs unit is under market — good upside.

✓ Garage

- \$6,000/year — may be underpriced. If it's a standalone structure with power/access, that rent **should likely be higher**.

Investment Highlights

- 3 acres with this many income streams = **very efficient land use**.
- Long history of leases (40 years!) = **stable tenant base** and potential goodwill.
- Owner has been absorbing many **NNN-type costs** — this is a key area to increase NOI.
- With some minor effort (leasing upstairs, shifting expenses, raising under-market rents), you can hit or even surpass the **\$193K pro forma**.

Location (1 Location)



Property Photos (2 photos)

