



660

Locust Street

Mount Vernon, NY

43 Unit Multi Family Investment | For Sale

Exclusive Agency:

 Douglas Elliman

Commercial

575 MADISON AVENUE, NEWYORK , NEW YORK
10022

660 Locust Street

Property Summary

Block / Lot: 165.29-1026-7
City / Zip: Mount Vernon, 10552
County: Westchester Apartment
Zoning: House (RMF-15)
Year Built: 1929 0.27
Land Area: Acres (12,258 sqft)
Building Area: 31,250 sqft
Stories: 6
Units: 43
Unit Mix: Studio, 1 Bedroom
Unit Size: 700 sqft(avg.)
Heating: Oil
Elevator: 1



660 Locust Street

Property Description

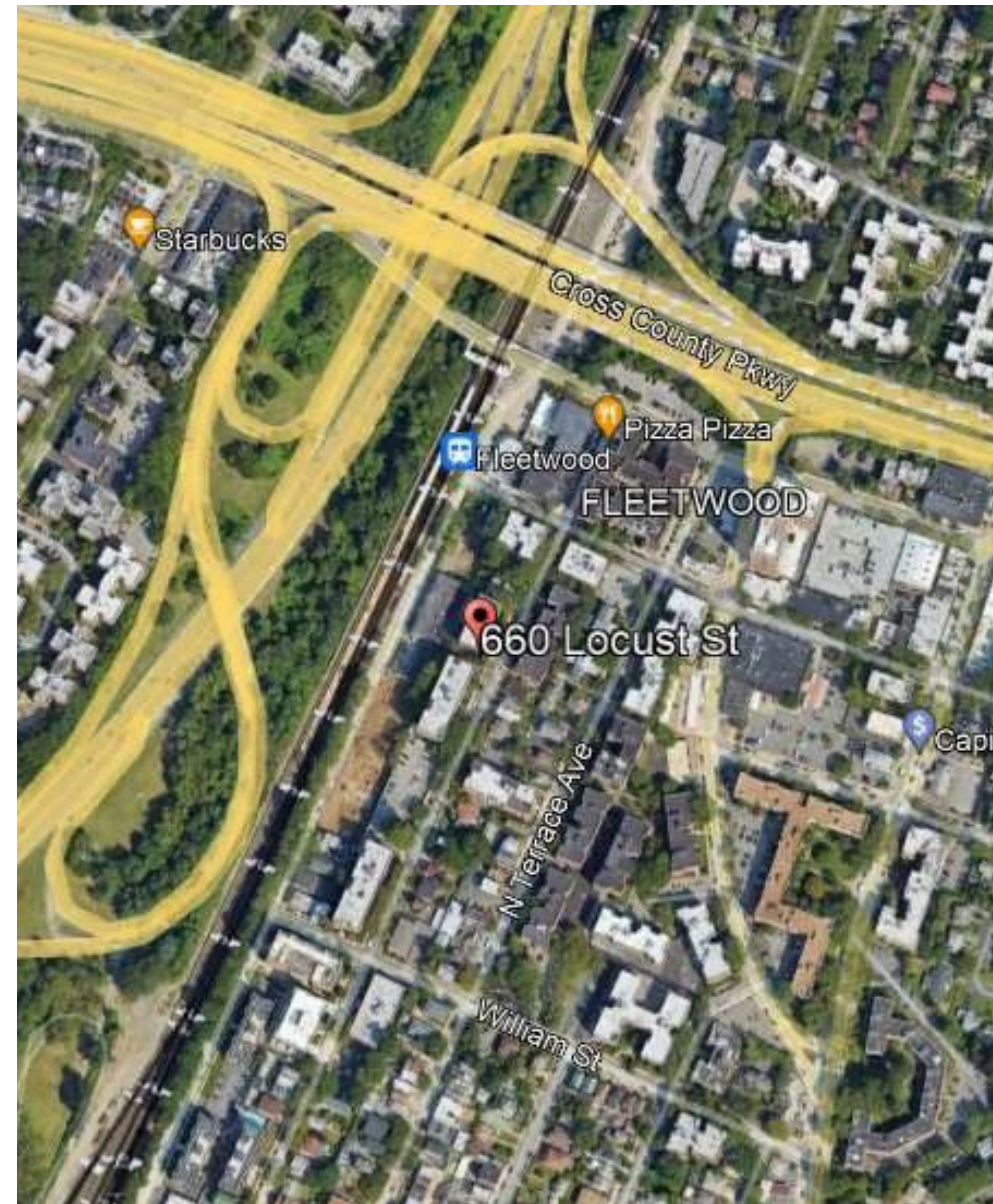
Douglas Elliman Commercial, as the Exclusive Agent, is pleased to offer for sale, 660 Locust Street, which is located in Mount Vernon NY.

The Multi Family investment asset is currently configured with 43 units, fully leased with a vacancy rate of 4.6% (2 units). The property is a six-story elevator building, consisting of 31,250 sqft, with units ranging from Studios and Mid to Large 1-bedrooms. All leases are Rent Stabilized.

Built in 1929, the property offers historic charm and appeal. Each unit is adorned with pre-war detail. The current ownership and management has kept the building clean and well-maintained.

There is easy access to public transportation, with the Fleetwood Metro North Station 1 block away. Also located directly off the cross-county expressway with quick access to I-87 and I-95.

Asking Price: \$4,500,000



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Income Summary

| Annual Expenses | |
|--------------------------------|------------------|
| Superintendent | \$50,000 |
| Elevator Maintenance | \$5,600 |
| Repairs | \$15,077 |
| Insurance | \$41,000 |
| Heating Oil | \$41,797 |
| Utilities | \$21,037 |
| Real Estate Taxes | \$188,312 |
| Total Expenses | \$362,823 |
| Annualized Gross Income | \$640,248 |
| Net Operating Income | \$277,425 |

*Assumptions made for vacancies and collections.





For further information and inspection, please contact:

Exclusive Agents:

Louis Puopolo
Licensed Associate Real Estate Broker
O: 212 776 4367 M: 917 374 0099
louis.puopolo@elliman.com

Chanda Colón
Licensed Real Estate Salesperson
O: 212 692 6111
M: 646 284 7057
Chanda.Colon@elliman.com

Alex Furst
Licensed Real Estate Broker
Watch Hill Real Estate
O: 917 722 1400
M: 347 281 3165
afurst@watchhill-re.com



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