

The logo for LinkNY Realty, featuring the word "linkny" in a bold, lowercase sans-serif font with a red triangle above the "y", and the word "REALTY" in a smaller, uppercase sans-serif font below it. The logo is set against a white circular background.

**linkny**  
REALTY

**PRESENTS**

A photograph of a two-story brick building with multiple windows and a black metal fire escape on the side. The building is made of light-colored bricks and has several windows with white frames.

# **INVESTMENT OPPORTUNITIES**

**MOUNT VERNON, NY 10550**

A photograph of a white building with three large arched windows. The building has a black metal fence in front of it and some greenery. The text "2022 Google" is visible on the middle window.

**TURN-KEY PROPERTIES | INCOME-PRODUCING  
STRONG RENTAL DEMAND**

**[LINKNYREALTY.COM](http://LINKNYREALTY.COM)**





## ABOUT LINK NY REALTY

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We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

**20+**

Years of  
Operations

**\$65M +**

Closed Sale Volume in  
the Past 12 Months

**\$1B +**

Closed Sales Volume  
Overtime

**100%**

Listings Sold = Happy  
Clients

[LINKNYREALTY.COM](https://linknyrealty.com)





## 425 SOUTH 8TH AVENUE MOUNT VERNON, NY

Turn-key six-unit multifamily property in the heart of Mount Vernon, ideal for buy-and-hold investors.

### KEY FEATURES

**6 UNITS**

**ON-SITE LAUNDRY**

**0.18 ACRES**

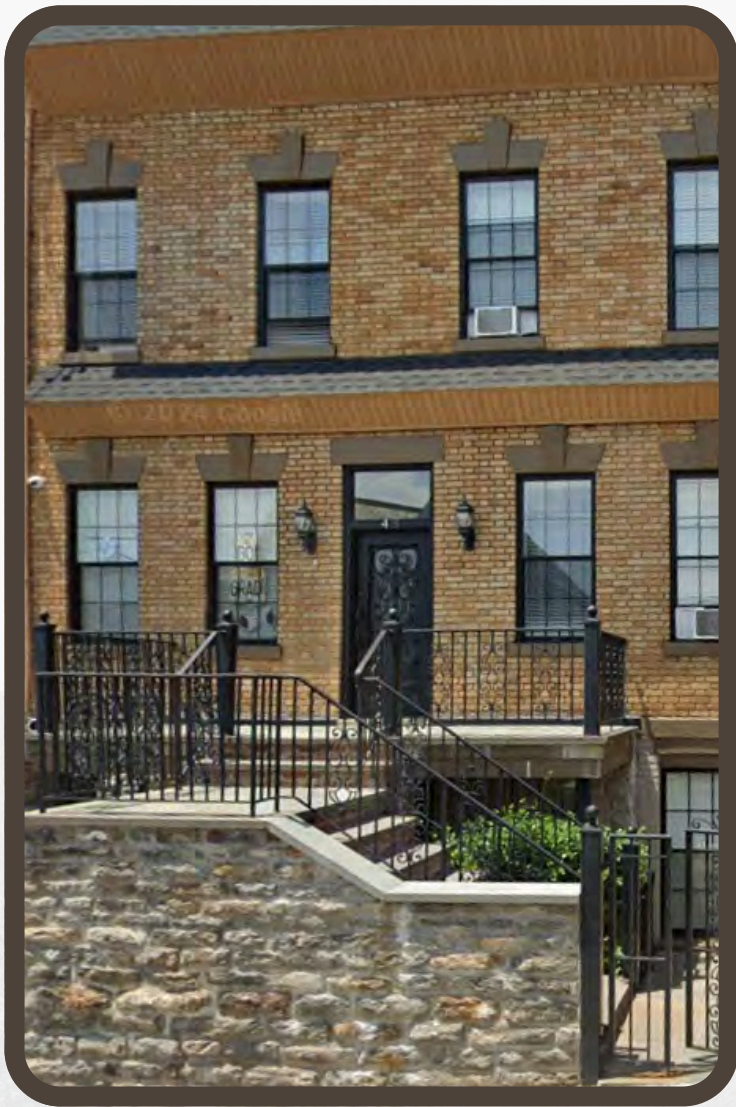
### PROPERTY FEATURES:

- Ground-floor laundry room
- Zoning: RMF-6.75
- Property Class: Downtown Row Type (Detached)d
- SBL: 169.38-3063-36
- Lot Size: 0.18 acres
- Income-producing with opportunity for future upside



**STREET VIEW**





## 48 BLEEKER STREET MOUNT VERNON, NY

This five-unit property features exclusively two-bedroom apartments and is located in a high-demand residential zone.

### KEY FEATURES

**5 TWO-BEDROOM UNITS**

**DENSE RENTAL AREA**

**0.08 ACRES**

### PROPERTY FEATURES:

- Zoning: RMF-10 (Multiple Family Residence)
- Property Class: Apartments (411)
- SBL: 164.76-1065-20
- Lot Size: 0.08 acres
- Stable cash flow with long-term tenant base and strong rental demand



**STREET VIEW**





# GET IN TOUCH



**VALON NIKÇI**  
**LICENSED RE BROKER/OWNER**

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**LET'S MAKE IT HAPPEN!**

**[LINKNYREALTY.COM](https://linknyrealty.com)**