



LINK NY REALTY PRESENTS

4-6 PAGE AVE.

INVESTMENT OPPORTUNITY

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“

YOUR GOALS BECOME OUR GOALS AND YOUR SUCCESS IS OUR SUCCESS

”

VALON
CEO Link NY Realty

MISSION STATEMENT

At Link NY Realty, we don't just find properties, we find possibilities. We combine our in-depth market knowledge with a personalized approach

to the the New York Metropolitan Area with a collaborative spirit, ensuring a seamless and stress-free journey.

GREETINGS FROM CEO



Dear Investors and Future Partner,

With over 15 years of experience in the NYC and Westchester real estate market, we're your trusted local experts. Our comprehensive services cover everything from buying and selling, to investing and renting, in both Commercial & Residential, ensuring all your real estate needs are met.

With thousands of successful transaction, and access to the largest database of qualified buyers and renters, take advantage of my expertise and let me tackle the complexities of your real estate transaction.

Warm regards,

A handwritten signature in blue ink that reads "Valon Nikçi". The signature is written in a cursive, flowing style.

Valon Nikçi

646.321.9428

valon@linknyrealty.com



15+

Years of operations

\$65M +

Closed Sale Volume in the
past 12 Months

\$1B +

Closed Sales Volume
Overtime

100%

Listings Sold =
Happy Clients

INTRODUCTION

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SUBJECT PROPERTY - OVERVIEW

4-6 PAGE AVE. | YONKERS, NY 10704

Attention Investors! Exceptional opportunity: Prime mixed-use property in an excellent location, offering incredible potential!

Seize this incredible investment opportunity at 4-6 Page Ave, a 34-unit mixed-use building located in the Dunwoodie section of Yonkers, NY. This property offers the perfect blend of residential and commercial potential, with 2 non-residential units (stores) and 32 rent-stabilized residential apartments, providing steady, long-term income.

Key Features Include:

- 34 units total, with a mix of residential and commercial spaces
- Two commercial units for additional revenue
- Rent-stabilized residential apartments ensure consistent rental income
- Building size: 26,892 sq ft on a loft-sized lot of 7,841 sq ft
- On-site laundry facilities and a live-in superintendent for tenant convenience

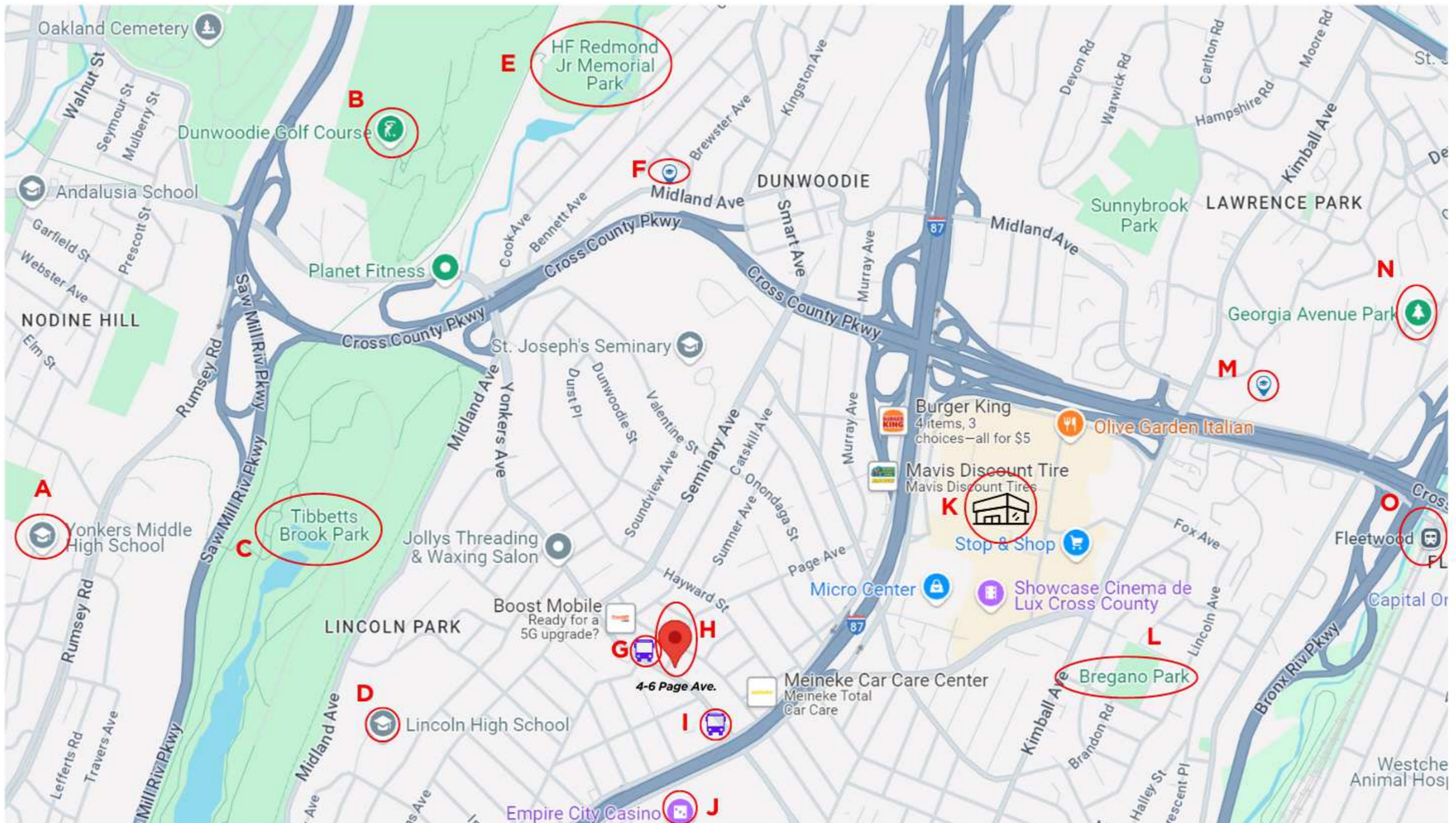
Prime Location! The property is conveniently located near major highways, including: Saw Mill River Parkway, Cross County Parkway, Hutchinson Parkway, Bronx River Parkway, Sprain Brook Parkway and I-87.

The building is also close to popular attractions such as the Cross County Shopping Mall and the Empire State Casino, adding to the desirability of the area to residents and businesses alike.

Don't Miss Out! With excellent income stability and significant upside, 4-6 Page Ave offers unparalleled potential.



LOCATION OVERVIEW



DIRECTORY

- A. Yonkers Middle School
- B. Dunwoodie Golf Course
- C. Tibbetts Brook Park
- D. Lincoln High School
- E. HF Redmond Jr Memorial Park
- F. School 17 Elementary School
- G. Bus #07
- H. 3 Page Ave.
- I. Bus # 20, 21, 28
- J. Empire City Casino
- K. Cross-County Mall
- L. Bregano Park
- M. P.S 30 Middle School
- N. Georgia Ave. Park
- O. Fleetwood Metro-North Train Station

Located just minutes from bus stops, shops, parks, schools, and major highways/parkways such as the Saw Mill River, Cross-County, 87 and Bronx River, this property is perfectly positioned in a thriving neighborhood.



Expenses	Annual Amount
Taxes	\$61,165.00
Utilities (Water & Heat)	\$64,334.00
Insurance	\$15,933.00
Management	\$15,000.00

TOTAL MONTHLY RENT	\$44,960.50
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TOTAL ANNUAL RENT	\$539,526.00
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TOTAL ANNUAL EXPENSES	\$156,432.00
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NET PROFIT	\$383,094.00
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Zoning: BA

Property Type: Mixed use

Building Size: 26,892 Sq Ft

Lot Size: 7,841 Sq Ft

Number of Units: 34

SUBJECT PROPERTY - INCOME & EXPENSES

4-6 PAGE AVE. | YONKERS, NY 10704

Unit #	Monthly Rent	Annual Rent	Unit Type
1A	\$1,957.38	\$23,488.56	Residential
1B	\$1,470.40	\$17,644.80	Residential
1C	\$1,224.00	\$14,688.00	Residential
2A	\$1,363.50	\$16,362.00	Residential
2B	\$1,363.50	\$16,362.00	Residential
2C	\$1,169.00	\$14,028.00	Residential
2D	\$1,275.00	\$15,300.00	Residential
3A	\$965.00	\$11,580.00	Residential
3B	\$1,247.44	\$14,969.28	Residential
3C	\$1,376.18	\$16,514.16	Residential
3D	\$1,300.00	\$15,600	Residential
4A	\$1,361.00	\$16,332.00	Residential
4B	\$1,156.44	\$13,877.28	Residential
4C	\$1,418.00	\$17,016.00	Residential
4D	\$1,133.00	\$13,596.00	Residential
1E	\$1,071.00	\$12,852.00	Residential
1F	\$1,262.98	\$15,155.76	Residential
1G	\$2,003.00	\$24,036.00	Residential
2E	\$1,050.00	\$12,600.00	Residential
2F	\$1,007.00	\$12,084.00	Residential
2G	\$1,325.00	\$15,900.00	Residential
2H	\$1,320.00	\$15,840.00	Residential
3E	\$1,319.00	\$15,828.00	Residential
3F	\$1,226.15	\$14,713.80	Residential
3G	\$1,575.00	\$18,900.00	Residential
3H	\$1,519.33	\$18,231.96	Residential
4E	\$1,207.56	\$14,490.72	Residential
4F	\$1,327.00	\$15,924.00	Residential
4G	\$1,542.64	\$18,511.68	Residential
4H	\$1,500.00	\$18,000.00	Residential
BSM	\$1,500.00	\$18,000.00	Residential
BSM (SUPER)	NO LEASE	N/A	Residential
737 YONKERS AVE.	\$1,650.00	\$19,800.00	Commercial
739 YONKERS AVE.	\$1,775.00	\$21,300	Commercial

CLIENT TESTIMONIAL

I CAN TELL VALON NIKÇI
AND LINK NY REALTY
TRULY CARES ABOUT
THEIR CLIENTS AND
GETTING THEM THE
BEST RESULT
POSSIBLE.

**EMMA
BRADY**

”

I HAVE BEEN USING LINK NY REALTY FOR THE PAST 10
YEARS...AND THEY HAVE NOT DISAPPOINTED ME UP
TO NOW. THEY'RE VERY REASONABLE AND FAIR
BOTH TO ME AND THE TENANTS.

**AZEB
GETAHUN**

”

BEFORE MEETING LNYR, I
HAD BAD EXPERIENCES
WITH OTHER REAL ESTATE
AGENTS. THEY DON'T VIEW
YOU AS A SIMPLE BUYER,
THEY TREAT THE DEAL LIKE
A RELATIONSHIP.

**TEUTA
SALJ**

”

CONTACT FOR MORE INFORMATION:



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“ YOUR
SATISFACTION,
OUR
COMMITMENT -
EXCEPTIONAL
REAL ESTATE
SERVICE
EVERY STEP
OF THE WAY
”

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