

Offering Memorandum



A BRAND NEW BOILER AND HOT WATER HEATER HAVE BEEN INSTALLED, AND THE PROPERTY IS CONVERTED FROM OIL TO GAS.

27,000 SF Mixed-Use Building for Sale

6 East Sidney Avenue

Mt Vernon, NY 10550

Corner of E Sidney and Gramatan Avenue



THE SUMMARY

Kassin Sabbagh Realty (KSR) is proud to offer 6 E. Sidney Avenue, a 27,000 sq. ft. mixed-use building on the corner of Gramatan and E. Sidney Ave in Mt. Vernon. This property includes 24 apartments and 6 retail units, with 18 units recently renovated for modern living.

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Retail tenants cover real estate taxes, insurance, and water expenses, adding financial stability. The property is close to bus lines, the Metro-North at Mt. Vernon East, and the Bronx River Parkway. Additionally, it's surrounded by grocery stores, restaurants, banks, and transit options (2, 5, MTA) within 2-6 minutes.

PROPERTY OVERVIEW

Property Type	Mixed-Use
Stories	4
Units	30
Lot Acres	.17Acres (Approx.)
Lot Size	100' x 75'
Building SF	33,436 SF
Zoning	NB
Taxes	\$114,876

**Price to Sell:
\$6,250,000**



INCOME(Rentroll)

Unit	Size	Monthly Preferential Rent	Annual Preferential Rent
Apt A1	1 BR	\$854.37	\$10,252.44
Apt A2	JR 1	\$1,725.00	\$20,700.00
Apt A3	3 BR	\$2,100.00	\$25,200.00
Apt A4	1 BR	\$1,900.00	\$22,800.00
Apt A5	2 BR	\$1,755.26	\$21,063.12
Apt A6	1 BR	\$1,442.28	\$17,307.36
Apt A7	JR 1	\$1,493.50	\$17,922.00
Apt A8	1 BR	\$1,339.32	\$16,071.84
Apt B1	1 BR	\$823.13	\$9,877.56
Apt B2	STUDIO	\$1,176.62	\$14,119.44
Apt B3	3 BR	\$1,880.45	\$22,565.40
Apt B4	1 BR	\$1,625.99	\$19,511.88
Apt B5	1 BR	\$1,738.23	\$20,858.76
Apt B6	1 BR	\$1,665.53	\$19,986.36
Apt B7	JR 1	\$1,724.00	\$20,688.00
Apt B8	1 BR	\$1,700.00	\$20,400.00
Apt C1	1 BR	\$1,757.74	\$21,092.88
Apt C2	STUDIO	\$1,161.69	\$13,940.28
Apt C3	3 BR	\$1,817.55	\$21,810.60
Apt C4	1 BR	\$1,724.00	\$20,688.00
Apt C5	2 BR	\$1,659.21	\$19,910.52
Apt C6	1 BR	\$1,553.86	\$18,646.32
Apt C7	JR 1	\$1,700.00	\$20,400.00
Apt C8	1 BR	\$1,332.77	\$15,993.24
Smoke Shop	1,070 SF	\$2,500.00	\$30,000.00
Retail 103-105	700 SF	\$5,067.00	\$60,804.00
Retail 107	700 SF	\$3,602.90	\$43,234.80
Retail 111	600 SF	\$2,539.77	\$30,477.24
Retail 113	550 SF	\$2,950.00	\$35,400.00
Retail 115-117	1275 SF	\$3,373.25	\$40,479.00
CAM Charges	N/A	\$1,750.95	\$21,011.40
Avg Laundry Income	N/A	\$107.43	\$1,289.16
Totals		\$59,541.80	\$714,501.60

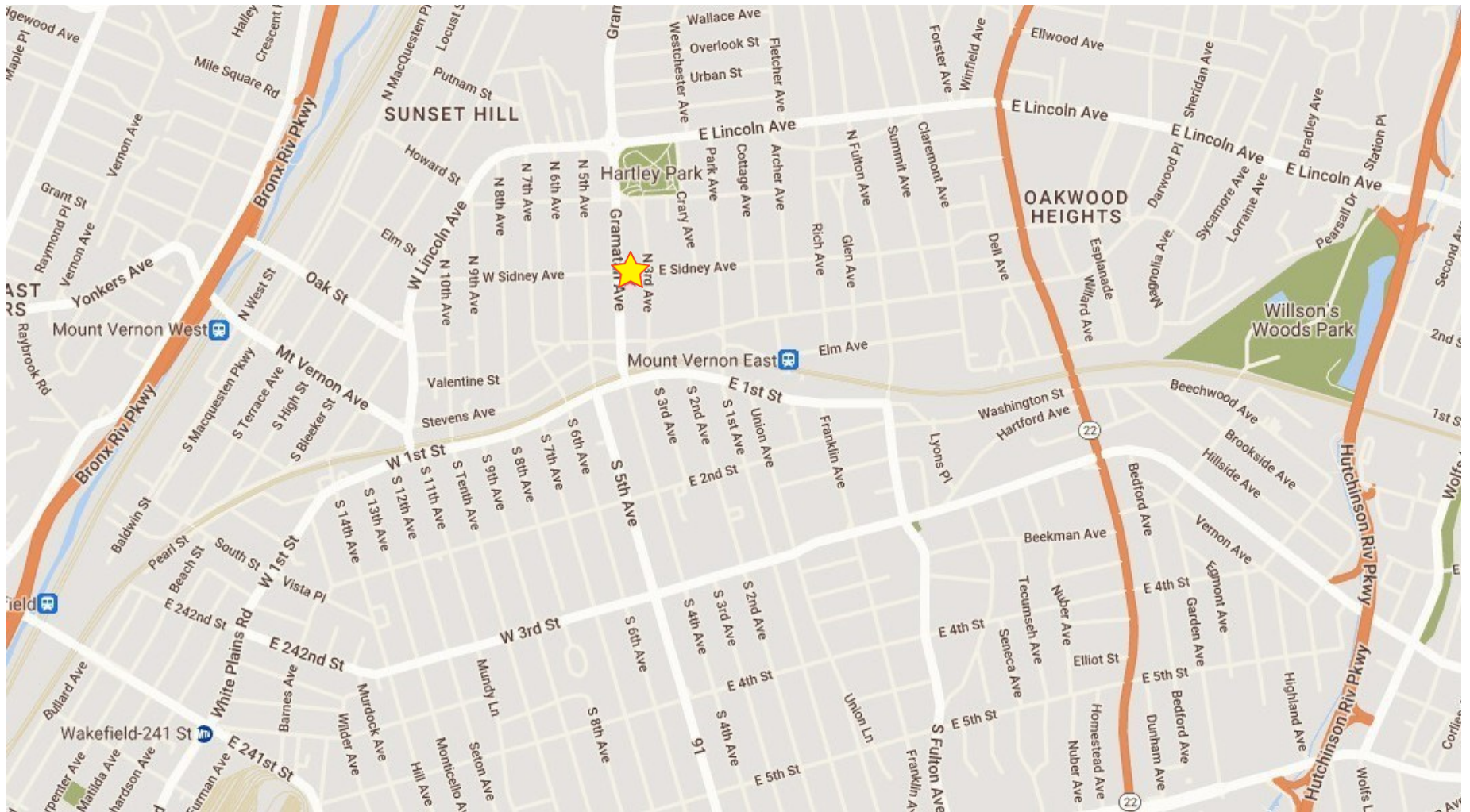
EXPENSES

Insurance	\$12,648.00
Management Fees	\$19,834.00
Miscellaneous	\$10,425.00
Real Estate Taxes	\$114,876.00
Repairs and Maintenance	\$917.00
Utilities	\$26,014.00
Total Operating Expenses	\$184,714.00

Totals	
Gross Revenue	\$714,501.60
Total Operating Expenses	\$184,714.00
Net Operating Income	\$529,787.60



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FOR MORE INFORMATION, PLEASE CONTACT:

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