

**FOR SALE**

**HUNT**  
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**SALE  
LEASE  
886-DEAL**

**19 UNIT APARTMENT COMPLEX**  
**27 Sunnyside Drive, Bemus Point, NY**  
(Chautauqua County)



**FOR SALE Former Two Story, Brick School that has been converted to 19 one bedroom apartments** Currently HUD subsidised apartments\* • Age and low income restricted • Can be converted to market rate apartments at end of HUD contract if desired • Additional apartments can be constructed within vacant gymnasium in building • Excess land could accommodate 12-13 more units • Coin-Op laundry on site • Six Year Old Central Boiler • Plenty of parking • Building size - 23,500 sf • Possible condominium conversion • Located within walking distance of Chautauqua Lake • Tenants pay electric • Asking \$1,088,000 • 8% CAP RATE!! • 9 of 19 Units Completely Renovated

\* HUD rents are extremely close to market rents in Bemus Point, Seller will assist in transferring and extending HUD contract if desired

**Alan T. Hastings**

Licensed Associate Real Estate Broker

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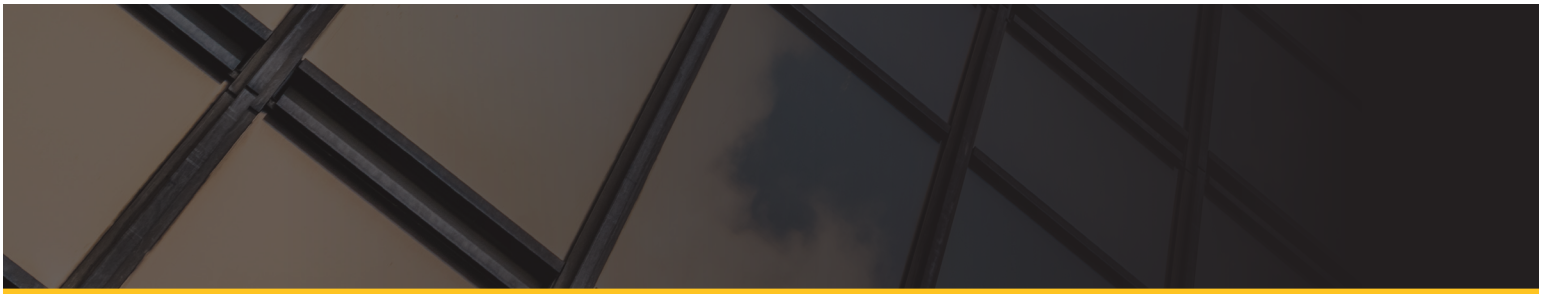
**HUNT Commercial  
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**The Hastings Group**

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