

INVESTMENT PROPERTY

2571 ROUTE 11

LaFayette, New York 13084 | Multi-tenant office investment



\$171,000 REPORTED ANNUAL RENT	\$100,704 REPORTED NOI	100% RENTABLE AREA OCCUPIED	36 PARKING SPACES
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INVESTMENT HIGHLIGHTS

Building totals 9,416 SF with three occupied suites totaling 8,400 rentable SF.	Recent capital improvements New roof and new heating and cooling system installed June 2025.
Strategic access Near the I-81 interchange, with a shared driveway serving the Town of LaFayette offices.	Federal tenancy A federal government agency occupies 4,600 SF under a lease scheduled through December 31, 2028.
1.5-acre parcel, individual water and sewer, paved parking for 36 vehicles.	Operating profile Reported NOI margin of 59.9%; supporting leases and expense records available for review.

RENT ROLL - OWNER REPORTED

Tenant	Suite SF	Lease term	Monthly rent	Annual rent	Annual \$/SF
Tenant A	4,600	1/1/24 - 12/31/28	\$10,350	\$124,200	\$27.00
Tenant B	2,000	2/1/24 - 1/1/29	\$2,100	\$25,200	\$12.60
Tenant C	1,800	4/1/26 - 9/30/26; then MTM	\$1,800	\$21,600	\$12.00
TOTAL	8,400		\$14,250	\$171,000	

ANNUAL OPERATING STATEMENT - OWNER REPORTED

Category	Annual amount	Underwriting note
Gross scheduled rent	\$171,000	Based on stated monthly rents
School taxes	(\$11,620)	Reported annual amount
Town and County taxes	(\$8,356)	Reported annual amount
Insurance	(\$6,000)	Premium includes building
Cleaning	(\$21,120)	Federal tenant suite only; \$1,760/month
National Grid	(\$13,200)	Reported annual amount
Maintenance (Trash Service, Lawn Care, Snow Removal)	(\$10,000)	Building's share of approx. shared costs with Town
Total reported operating expenses	(\$70,296)	41.1% of reported rent
Reported net operating income	\$100,704	Before debt service and capital reserves

PROPERTY FACTS

Address	2571 Route 11, LaFayette, NY 13084	Parcel ID	313400-020-000-0005-010-002-0000
Site area	1.5 acres / 65,340 SF	Parking	36 spaces
Owner-reported area	9,416 total SF; 8,400 rentable; 1,016 common	Public-record area	13,217 building SF
Land use	Office building	Utilities / flood zone	Individual water and sewer / Zone X