

THE WINCHESTER APARTMENTS

Kenmore, New York – 2 buildings | 20 garden style apartments

Offered at \$1,800,000



For Sale

20

Total Units

+ - 850

Avg. Unit Size SF

\$966.00

Avg. Rent/ Unit

\$1.14

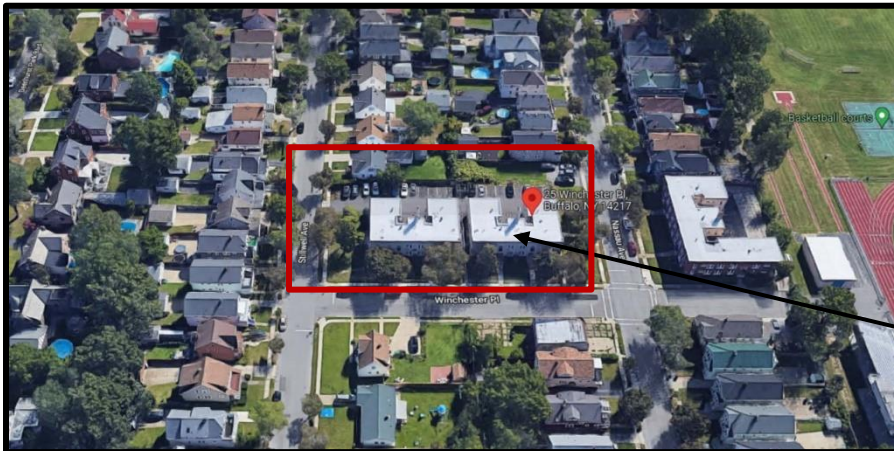
Avg. Rent / sq.ft.

98%

Occupancy

83%

Actual to Market



25 & 33 Winchester St.

- All off street surface parking
- Utilities – Sub-metered
- All 2 - Bedroom floor plans
- Common Laundry & Storage
- Village location / A+ walking scores
- Offered Debt Free
- Strong tenancy, 98% Occupancy
- Strong tenant pipeline
- Value - Add – thru rent increases
- in place NOI = 6.7%

BUFFALO



For CA or Offering Memorandum:

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Exclusively Offered thru:

**Michael Battaglia CCIM
Network One Realty Advisors**

