



Thornwood Portfolio

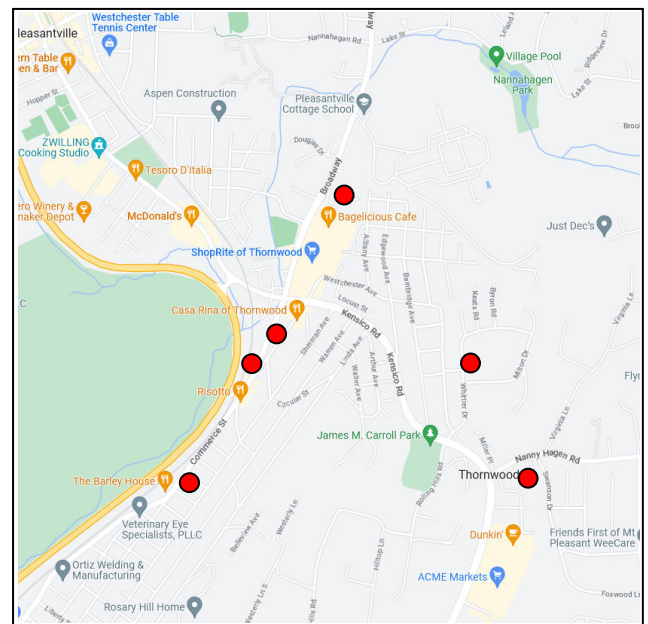
Thornwood, New York

\$8.8M ask price



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Academic co-Realty Services is pleased to represent the sale of an investment portfolio of mixed-use and residential properties in the Village of Thornwood, Mount Pleasant, New York. The anchor for the property is a retail - office building at 871 Commerce Street, with plans to convert two office spaces to residential units, and two retail units occupied by *Thornwood Dental Care* and *Shear Performance Hair Designs*. Built in the early 1990s, six units of the *Marble Heights* townhouse complex make up the core of the portfolio, and were recently appraised at about \$700,000 each. Another nearby townhouse unit resides at *The Crossings at Thornwood*. Single family homes include a large 5-bedroom, 4-bath property on Commerce Street, and a modest house on an oversized lot on Westchester Avenue. A renovated triplex is located at 825 Franklin Avenue in a busy commercial corridor. The 11-property portfolio is being offered at a price of \$8.8M, which assumes a 5.0% pro forma capitalization rate. Detailed income and expense data available upon request. Offers for individual properties or segments of the portfolio will be considered.



For more information, contact:

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