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***MULTI-FAMILY RENOVATED
WESTCHESTER COUNTY – Harrison, NY
35 Apts, 4 Stores FOR SALE***

Address: 3 Calvert Street
Harrison, NY 10528 Block 121, Lot 46

Size: Lot: 5,850 square feet; Building: 31,062 square feet

Location: Located at the corner of Harrison Ave, steps to downtown Harrison and Harrison Metro-North Train Station. ZONING: PB

Description: A 6-story elevator apartment building built in 1927 containing 35 apartments, 4 stores and a garage. Layout: 2/2-room studios, 22/3's & 11/4's
Total: 35 apts, 116 rooms

<u>TOTAL INCOME:</u>	Apartments	\$611,280	
	Retail Stores	68,345	
	Garage Value	14,400	
	Laundry Income	<u>3,300</u>	\$697,325

ESTIMATED EXPENSES:

Real Estate Taxes	\$90,000	
Water & Sewer	38,684	
Heating Gas & Common Area Electric	70,393	
Insurance	48,568	
Elevator	4,734	
Repairs & Janitorial	25,696	
Legal/Administrative	<u>4,250</u>	<u>282,325</u>

Net Operating Income: **\$415,000**

Asking Price: \$7,000,000 (6% CAP)

Features: Upgraded Elevator, New Dual Fuel Boiler, Newly Renovated Common Areas, Halls & Laundry Room, New Sprinkler System & Central Alarm, New Apt Entrance Doors.
Across street from New 42,000 square foot Harrison Recreation Center

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Unit Number	Name	Monthly Rent	No. of Rooms	No. of Bedrms	Lease Type	Lease Expiration
BSM1	Carelli	\$ 1,650.00	STUDIO	1.0	FM	3/31/2026
CAL5	Curovic	\$ 1,301.79	3.0	1.0	RS	8/31/2027
CAL7	Hughes	\$ 1,169.50	STUDIO	1.0	RS	11/30/2027
GARAGE	VACANT	\$ 1,200.00	VALUE			
1A	Summa	\$ 1,848.84	3.0	1.0	RS	9/30/2026
1B	Cleary	\$ 2,586.00	4.0	2.0	FM	7/31/2026
2A	Sanella	\$ 884.70	3.0	1.0	RS	11/30/2026
2B	Gallego	\$ 1,865.97	3.0	1.0	RS	12/31/2026
2C	Ortiz	\$ 1,871.79	3.0	1.0	RS	9/30/2027
2D	Pierce	\$ 1,776.38	3.0	1.0	RS	8/31/2026
2E	Alba	\$ 993.32	4.0	2.0	RS	8/31/2026
2F	Carrillo	\$ 705.70	4.0	2.0	RS	8/31/2026
3A	New Tenant	\$ 1,929.00	3.0	1.0	RS	
3B	Calder	\$ 1,533.35	3.0	1.0	RS	8/31/2026
3C	Guardado	\$ 645.75	3.0	1.0	RS	1/31/2026
3D	Laurentino	\$ 856.31	3.0	1.0	RS	8/31/2026
3E	Scullion	\$ 2,288.00	4.0	2.0	RS	1/31/2026
3F	Vega	\$ 1,324.82	4.0	2.0	RS	8/31/2026
4A	Lagronegro	\$ 1,525.88	3.0	1.0	RS	6/30/2026
4B	Ancaipuro	\$ 1,769.85	3.0	1.0	RS	1/31/2026
4C	DeMarco	\$ 625.42	3.0	1.0	RS	8/31/2026
4D	Rodrigues	\$ 957.98	3.0	1.0	RS	8/31/2026
4E	Alvarez	\$ 2,321.62	4.0	2.0	RS	8/31/2026
4F	Recher	\$ 1,003.20	4.0	2.0	RS	8/31/2026
5A	New Tenant	\$ 1,907.00	3.0	1.0	RS	
5B	Contreras	\$ 1,880.30	3.0	1.0	RS	12/31/2026
5C	Calderon	\$ 2,054.35	3.0	1.0	RS	9/30/2026
5D	Webb	\$ 913.32	3.0	1.0	RS	7/31/2027
5E	Cantrell	\$ 1,483.57	4.0	2.0	RS	8/31/2027
5F	Guerrino	\$ 940.89	4.0	2.0	RS	9/30/2026
6A	Rosenberg	\$ 853.74	3.0	1.0	RS	8/31/2026
6B	Fitzgerald	\$ 788.86	3.0	1.0	RS	8/31/2027
6C	Simao	\$ 2,027.81	3.0	1.0	RS	9/30/2026
6D	Attias	\$ 1,538.38	3.0	1.0	RS	2/28/2026
6E	Salazar	\$ 2,363.85	4.0	2.0	FM	12/31/2026
6F	Orozco	\$ 752.70	4.0	2.0	RS	8/31/2026
248-250H	Eyelash	\$ 1,900.00	STORE		FM	4/30/2029
252H	Barber	\$ 1,054.49	STORE		FM	11/30/2027
252H	Deli	\$ 2,740.81	STORE		FM	9/30/2027
Laundry		\$ 275.00	Laundry			12/31/2026
		\$ 58,110.24	monthly			
		\$ 697,322.88	annually			