

SERHANT.

521 60th St, West New York NJ

07093

Price: \$1,600,000

8-Unit
Apartments

Four 1B/1Ba
Four 2B/1Ba

Multifamily



8-Unit Apartment Building

Block/Lot	127/3
Lot Acres	0.06
Lot SF	2,375'
Zoning	C-R
Taxes	\$9,341
Building Class	4C
Building SF	5,096
Stories	3
On-Site Parking	No
Rent Control	Yes

Property Description

Asset Highlights

- ▶ Fully occupied, cash flowing, 8-unit multifamily
 - Four 1-bedroom/1-bathroom units & four 2-bedroom/1-bathroom units
- ▶ Current rents 65% of market
 - Provides future upside through annual CPI increases up to 5% & capital improvements upon vacancies
- ▶ Ideal for long-term buy/hold with improvements over time to unlock upside in apartment rents

Location Highlights

- ▶ A block from Bergenline Ave with access to NJ Transit Bus and Light Rail station
- ▶ 2 miles from Lincoln Tunnel to Manhattan

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Property Photos



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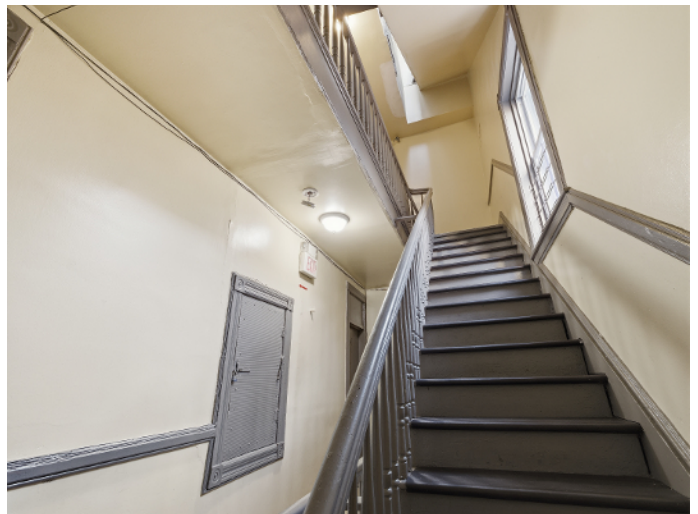
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Apartments



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8-Units Four 1B/1Ba Multifamily
Apartments Four 2B/1Ba

For Further Information Please Contact:



Connor Russo

Director | Multifamily & Mixed-Use
(201) 995-3793
crusso@Serhant.com



Nico Aronson

Licensed Real Estate Salesperson
(862) 226-2104
nico.aronson@serhant.com



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