

JUST LISTED

6879, ERIE RD, DERBY, NY 14047



COMMERCIAL

\$1,100,000 **15** UNITS **11** BUILDINGS



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kw KELLERWILLIAMS REALTY WNY



PROPERTY DESCRIPTION

15 UNIT | 11 BUILDINGS | COMMERCIAL

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MLS#:	B1561865 6879 Erie Rd	Commercial/Industrial VR Price: NO	A-Active List Price: \$1,100,000
County:	Erie	Zip: 14047	Acres: 1.40
Town/City:	Evans	Pstl City: Derby	Cross St: Prescott dr
Area #:	Evans-144489		
Subdivision:			Lot Front: 224
TxMap#:	144489-206-080-0001-010-000		Lot Depth: 174
City Nghbrhd:			Lot Shape:
School Dist:	Lake Shore (Evans-Brant)		Lot #: 10
Type of Sale:	Normal		Lot SqFt: 60,984
High School:			Gr SqFt: 6,494
Middle School:			Trans Type: Sell
Elem School:			Year Built: 0
State:	NY - New York		Yr Blt Desc: Existing

This unique commercial investment opportunity features 15 units across 11 buildings on a single lot, zoned as a motel and currently rented as residential units, generating over \$110,000 annually in rental income. With the potential to raise rents or convert the units to short-term rentals for significantly increased earnings, this property presents a versatile income opportunity. All buildings have been well-maintained, with new roofs, water lines, gas lines, and electric lines installed. Located on Route 5 in Derby, this prime location offers high visibility and steady traffic flow, connecting to the scenic Lake Erie shoreline. The surrounding residential neighborhoods provide a strong local customer base, and nearby attractions like Lake Erie Beach Park draw visitors year-round, making this property ideal for a variety of commercial venture

PROJECTED INCOME APPROACH TO VALUE (AS LONG TERM RENTALS)

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BUILDING #	UNIT #	RENT
1	Main 1	\$950
	Main 1	\$900
2	#1	\$700
3	#3	\$700
4	#5	\$700
5	#6	\$700
	#7	\$700
6	#8	\$650
7	#9	\$950
8	#10	\$850
	#11	\$700
9	#12	\$850
10	#14	\$900
11	#16	\$750
	#17	\$700

	PER MONTH	PER YEAR
GROSS INCOME	\$11,700	\$140,400
EXPENSES		
Electricity	\$620	\$7,440
Gas	\$600	\$7,200
Water	\$166	\$2,000
Insurance	\$650	\$7,800
Dumpster	\$200	\$2,400
Taxes		\$13,047
Snow Plowing		\$2,500
Lawn/spring cl.		\$6,000
Maintanance/other		\$850
	Total	\$50,887

NET INCOME	\$89,513
CAP Rate	8.14%
Price	\$1,100,000

CURRENT INCOME APPROACH TO VALUE

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BUILDING #	UNIT #	RENT
1	Main 1	\$550
	Main 1	\$600
2	#1	\$550
3	#3	\$700
4	#5	\$600
5	#6	\$0
	#7	\$670
6	#8	\$650
7	#9	\$650
8	#10	\$700
	#11	\$700
9	#12	\$700
10	#14	\$700
11	#16	\$600
	#17	\$670

	PER MONTH	PER YEAR
GROSS INCOME	\$9,040	\$108,480
EXPENSES		
Electricity	\$620	\$7,440
Gas	\$600	\$7,200
Water	\$166	\$2,000
Insurance	\$650	\$7,800
Dumpster	\$200	\$2,400
Taxes		\$13,047
Snow Plowing		\$2,500
Lawn/spring cl.		\$6,000
Maintanance/other		\$850
	Total	\$50,887

NET INCOME	\$57,593
CAP Rate	5.20%
Price	\$1,100,000

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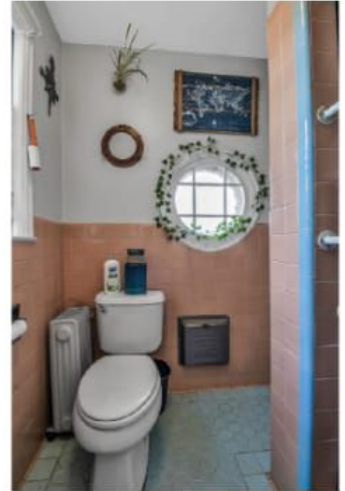
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