



**5-7-9 Baker St
Mohegan Lake, NY 10547**



ABOUT 5-7-9 Baker St

The newest available investment opportunity in Northern Westchester. These bungalow style apartments are on a sizable lot right in the heart of Mohegan Lake. Located in an extremely desirable location, adjacent to the infamous Cortlandt Town Center and newly built Shop-rite shopping center. This property includes 11 residential units, one office with a bathroom and storage, two rent-able garages, parking lot for tenants and commercial vehicles. This whole complex is fully occupied. All roofs, electrical and utilities are recently upgraded as well as most apartments. Existing pro-forma income and expenses yield a total net operating income of \$166,000 annually. The total area is 1.3 acres. Demographically this property is located close to local transportation, high level education, employment and income. The list goes on with a great investment opportunity you dont want to miss.

*Information believed to be true but not warranted *



LOCATION OVERVIEW



Apartment	Bedrooms	Rent
5A	2 Bedroom 1 Bath	\$1,695.00
5B	1.5 Bedroom 1 Bath	\$1,600.00
5C	4 Bedroom 2 Bath	\$2,163.00
5D	4 Bedroom 2 Bath	\$2,050.00
7A	1 Bedroom 1 Bath	\$1,475.00
7B	1 Bedroom 1 Bath	\$1,550.00
9A	1 Bedroom 1 Bath	\$1,746.00
9B	1 Bedroom 1 Bath	\$1,395.00
9C	1 Bedroom 1 Bath	\$1,384.00
9D	1 Bedroom 1 Bath	\$1,355.00
9E	2 Bedroom 1 Bath	\$1,695.00
Garage	1 Car garage + Storage	\$1,300.00

EXPENSES

WATER	\$3,908.00
OIL	\$12,100.00
ELECTRIC	\$2,100.00
MAINTENACE	\$1,965.00
PROPERTY TAXES	\$40,737.00

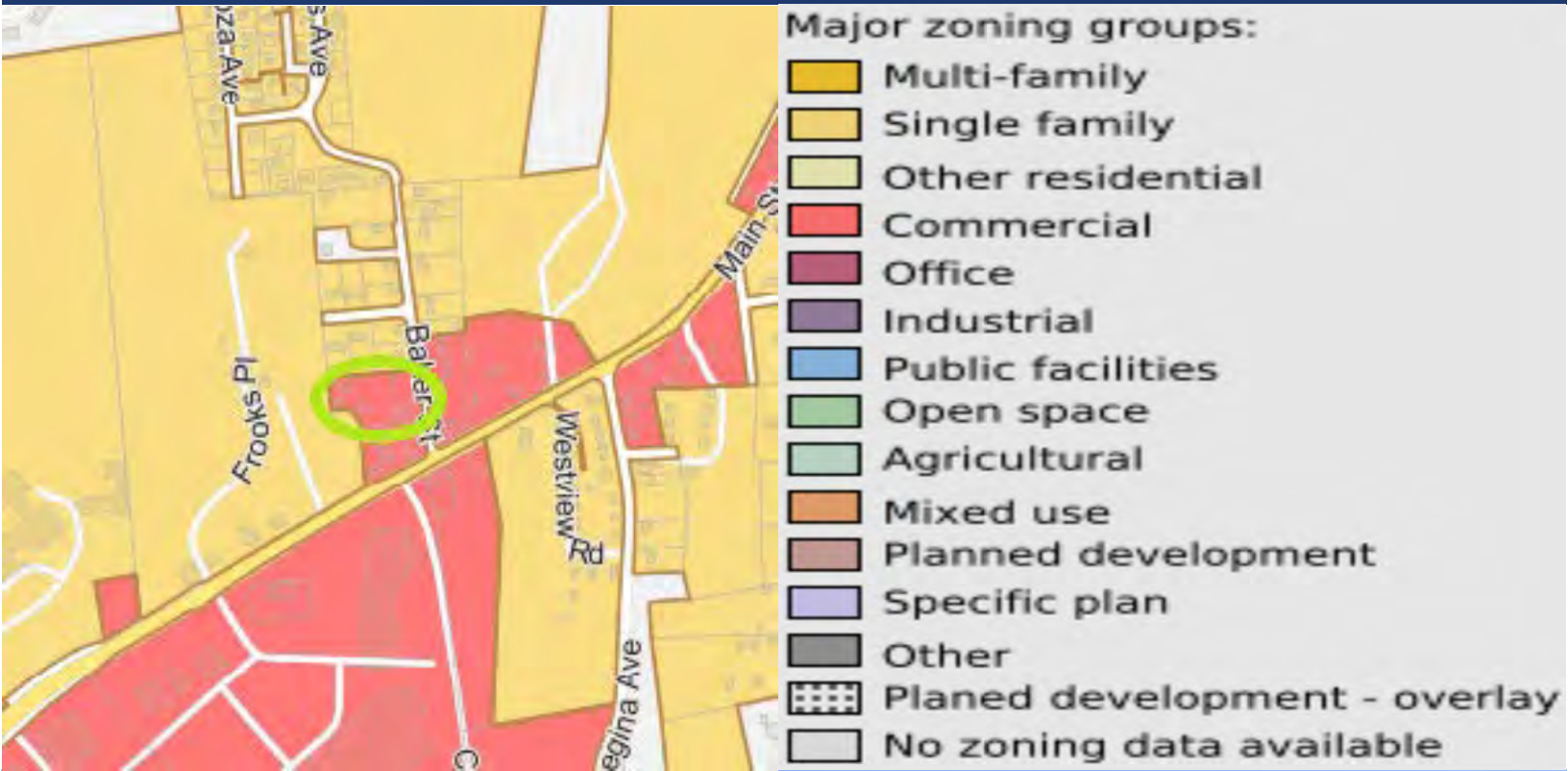
Annual Income	\$232,896.00
Annual Expenses	\$66,867.00
Net Operating Income	\$166,029.00

PROPERTY DETAILS

- ▶ **Parcel ID:** 55228902400600010170000000
- ▶ **Zoning Description:** Highway Commercial
Residential - Multi-
- ▶ **Property Sub-type:** Purpose/Multi Structure
(280)
- ▶ **Number of Properties:** 4 Detached
- ▶ **Number of Units:** 11 Apartments 1 Office
- ▶ **Construction type:**
- ▶ **Dimensions:**
- ▶ **Lot Size SF:** 52,315 Sq/Ft
- ▶ **Residential Sq Ft:** Approx. 8,000
- ▶ **Stories:** Different for each, Call
broker
- ▶ **Taxes:** \$40,737
- ▶ **Year Built:** 1950



ZONING





CONTACT US



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