

Introducing Arbor Meadows & Summershade Apartments

78 Residential Multifamily Apartments / West Seneca, New York
All 2-Bedroom Units | Value Add Opportunity | **Offered at \$7,450,000**



ARBOR MEADOWS – 48 UNITS



SUMMERSHADE APARMENTS – 30 UNITS

78

Total Rental Units:

Apartments / +-840

Avg. Sq. ft.

\$1028.00/aptmt.

Avg. Lease Rent / Unit

\$1.22

Avg. Leased Rent / sq.ft.

98%

Leased Occupancy

Investment Highlights:

- All 2 Bedrooms / full bath units
- Summershade - Water & heat included
- Laundry & Storage on site
- Excellent rental Location
- "Value Add" Opportunity
- Ownership continues Cap EX.
- Arbor Meadows – 100% sub-metered
- Market Rate Tenancy
- Accessible to Thruways – Public Transportation
- Professionally - Self Managed
- Full Appliances in Kitchens
- Plenty of off-street surface parking

Highlights compiled by:

Network One Realty Advisors

Michael Battaglia CCIM
716-310-9871 direct
716-874-3530 office/fax
mbattag670@aol.com



Pricing:

\$7,450,000

For Additional information, Tours & NDA:

Please Email or Call

Michael Battaglia

mbattag670@aol.com

716-310-9871 direct • 716-874-3530 office