



7.7% Cap Mixed Use Property for Sale

11 West Prospect Ave, Mount Vernon, NY

FOR SALE: ~~\$2,999,999~~

PRICE BREAK: \$2,799,999



Section Block & Lot 165.62-1118-15

Frontage 75ft x 50ft

Office Units 4

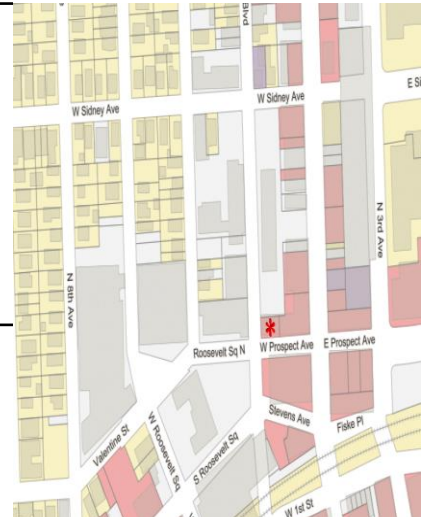
Built 1950

Retail Units 5

Zoning Downtown Business (DB)

Building Size 30,255 SF

Taxes (18/19) \$71,371



Irene Uy
Senior Associate
646.253.0906
iuy@ergcre.com



John Bachas
Investment Advisor
646.253.0907
jbachas@ergcre.com

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Rent Roll

Unit	Use	Actual Rent	Projected Rent
15	Retail	\$1,600	\$2,000
17	Retail	\$1,700	\$2,000
19	Retail	\$2,000	\$2,000
21	Retail	\$1,600	\$2,000
23	Retail	Vacant	\$2,000
2 nd Floor	Office	Vacant	\$5,450
3 rd Floor	Office	\$5,450	\$5,450
4 th Floor	Office	\$5,417	\$5,417
5 th Floor	Office	\$5,450	\$5,450
Monthly Rent		\$23,217	\$31,767
Annual Rent		\$278,600	\$381,200

Expenses

Taxes:	\$73,722
Insurance:	\$10,000
Electricity:	\$42,000
Water & Sewer:	\$3,000
Repairs and Maintenance	\$18,000
Elevator Maintenance:	\$16,800
Total Expenses:	\$163,522

Actual Net Income	\$115,078
Projected Net Income	\$217,678

ERG Commercial Real Estate has been retained to arrange for the sale of 11 W Prospect Ave, Mount Vernon, NY 10550. The property is located on the corner Roosevelt Square N and N 5th Ave. The property is located across of the Mount Vernon Police Department and across the street from Mount Vernon City Hall, a 5 minute drive from the train station.

