

## 7.25% Cap Mixed Use Property for Sale 11 West Prospect Ave, Mount Vernon, NY

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



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	18,250 SF	Taxes (18/19)	\$71,371



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#### **Rent Roll**

Unit	Use	Actual Rent	<b>Projected Rent</b>
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 <sup>nd</sup> Floor	Office	Vacant	\$5,450
3 <sup>rd</sup> Floor	Office	\$5,450	\$5,450
4 <sup>th</sup> Floor	Office	\$5,417	\$5,417
5 <sup>th</sup> 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
Trash Removal:			\$18,000
Elevator Maintenance:			\$16,800
Total Expenses:			\$163,522
Actual Net Income			\$115,078
Projected Net Income			\$217,678

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



# 7.25% Cap Mixed Use Property for Sale

11 West Prospect Ave, Mount Vernon, NY

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 of Roosevelt Square N and N 5<sup>th</sup> Ave. The property is located across from the Mount Vernon Police Department and across the street from Mount Vernon City Hall, a 5 minute drive from the train station.

