

# 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

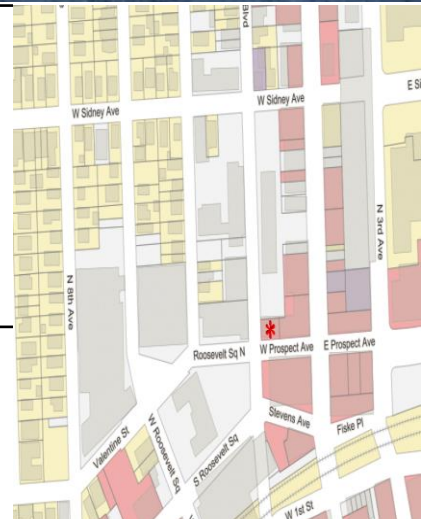
Built 1950

Retail Units 5

Zoning Downtown  
Business (DB)

Building Size 18,250 SF

Taxes (18/19) \$71,371



**Irene Uy**  
Senior Associate  
646.253.0906  
iuy@ergcre.com



**John Bachas**  
Investment Advisor  
646.253.0907  
jbachas@ergcre.com



## 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 <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
<b>Annual Rent</b>		<b>\$278,600</b>	<b>\$381,200</b>

## Expenses

Taxes:	\$73,722
Insurance:	\$10,000
Electricity:	\$42,000
Water & Sewer:	\$3,000
Trash Removal:	\$18,000
Elevator Maintenance:	\$16,800
<b>Total Expenses:</b>	<b>\$163,522</b>

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 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.

