

1261 NY Route 7, Brunswick, New York 12180

FOR SALE

\$1,400,000



Multi-family income property provides excellent ROI. Newly renovated property of previously nine single family homes and a motel - now (24) popular studio, 1, 2, and 3 bedroom apartments. Units are consistently leased to quality tenants. Located on a beautiful 3.87 acre lot with further room for development.

FULLY STABILIZED PROPERTY WITH 11.31% CAP RATE
(Based on the proforma NOI)

NAIPlatform

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Multi-Family Income Property



Building	Unit	# of Bedrooms
A	1-4, 6, 7	Studio
A	5, 8, 9	1
B	10	Studio
C	11	1
D	12	2
E	13	3
F	14	2
G	15	1
H	16-17	1
G	18	2
F	19	1
I	20-21, 23	2
I	22	3
J	24	3



Significant upgrades and well-maintained

Brunswick Hillside Apartments & Townhomes



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Multi-Family Income Property

BUILDING INFORMATION

Building SF:	10,052 SF
Zoning:	Business Light Overlay
Parking:	24 Private Spaces
Parcel:	3.87 Acres
Water:	Well
Waste:	Septic
Heat:	Oil, Electric
Construction:	Frame
Roof:	Shingle
Age:	1945
Condition:	Excellent

