

# Offering Memorandum



**27,000 SF Mixed-Use Building for Sale**

**6 East Sidney Avenue  
Mt Vernon, NY 10550**

Corner of E Sidney and Gramatan Avenue



## THE SUMMARY

Kassin Sabbagh Realty (KSR) has been entrusted with the sale of 6 E. Sdney Avenue, a 27,000 square foot mixed-use building situated prominently on the corner of Gramatan Avenue and E Sidney Avenue in Mt. Vernon. Comprising 24 apartments and 6 retail units, the building features 18 recently renovated apartments, ensuring modern comfort and appeal.

Retail tenants at the property contribute towards real estate taxes, building insurance, and water expenses, enhancing financial stability and operational efficiency.

The property enjoys proximity to various bus lines, facilitating convenient transportation options for residents and visitors alike. Additionally, the Metro-North train station at Mount Vernon East and the Bronx River Parkway are easily accessible, enhancing connectivity to surrounding areas.

The property benefits from a vibrant retail environment, including numerous grocery stores, restaurants, banks in close proximity with mass transit (2, 5, MTA) within 2 - 6 minutes away.



## PROPERTY OVERVIEW

Property Type	Mixed-Use
Stories	4
Units	30
Lot Acres	.17 Acres (Approx.)
Lot Size	100' x 75'
Building SF	33,436 SF
Zoning	NB
Taxes	\$114,876

**ASKING PRICE: \$6,750,000**



**INCOME (Rent roll)**

UNIT	RENT INCOME	CAM CHG
A1 aka 1A	\$854.37	
A2 aka 2A	\$1,725.00	
A3 aka 3A	\$2,100.00	
A4 aka 4A	\$1,900.00	
A5 aka 5A	\$1,755.26	
A6 aka 6A	\$1,442.28	
A7 aka 7A	\$1,493.50	
A8 aka 8A	\$1,339.32	
B1 aka 1B	\$823.13	
B2 aka 2B	\$1,176.62	
B3 aka 3B	\$1,880.45	
B4 aka 4B	\$1,625.99	
B5 aka 5B	\$1,738.23	
B6 aka 6B	\$1,665.53	
B7 aka 7B	\$1,724.00	
B8 aka 8B	\$1,700.00	
C1 aka 1C	\$1,757.74	
C2 aka 2C	\$1,161.69	
C3 aka 3C	\$1,817.55	
C4 aka 4C	\$1,724.00	
C5 aka 5C	\$1,659.21	
C6 aka 6C	\$1,553.86	
C7 aka 7C - Free Market	\$1,700.00	
C8 aka 8C	\$1,332.77	
Smoke Shop	\$2,500.00	
103-105	\$5,067.00	\$516.58
107	\$3,602.90	
111	\$2,539.77	
113	\$2,950.00	\$717.48
115-117	\$3,373.25	\$516.89
<b>Avg Laundry Income</b>	<b>\$107.43</b>	
	<b>\$57,790.85</b>	<b>\$1,750.95</b>

**EXPENSES**

Bank fees	\$50
Commission	657
Insurance	12,648
Management fees	19,834
Miscellaneous	9,479
Pest control	946
Professional fees	1,875
Real estate taxes	114,876
Repairs and maintenance	917
Supplies	2,205
Telephone	2,926
Utilities	26,014
<b>Total Operating Expenses</b>	<b>\$192,427</b>

<b>Avg Monthly Laundry</b>	<b>\$107.43</b>
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<b>Rent income</b>	<b>\$57,683.42</b>
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<b>Cam Charges</b>	<b>\$1,750.95</b>
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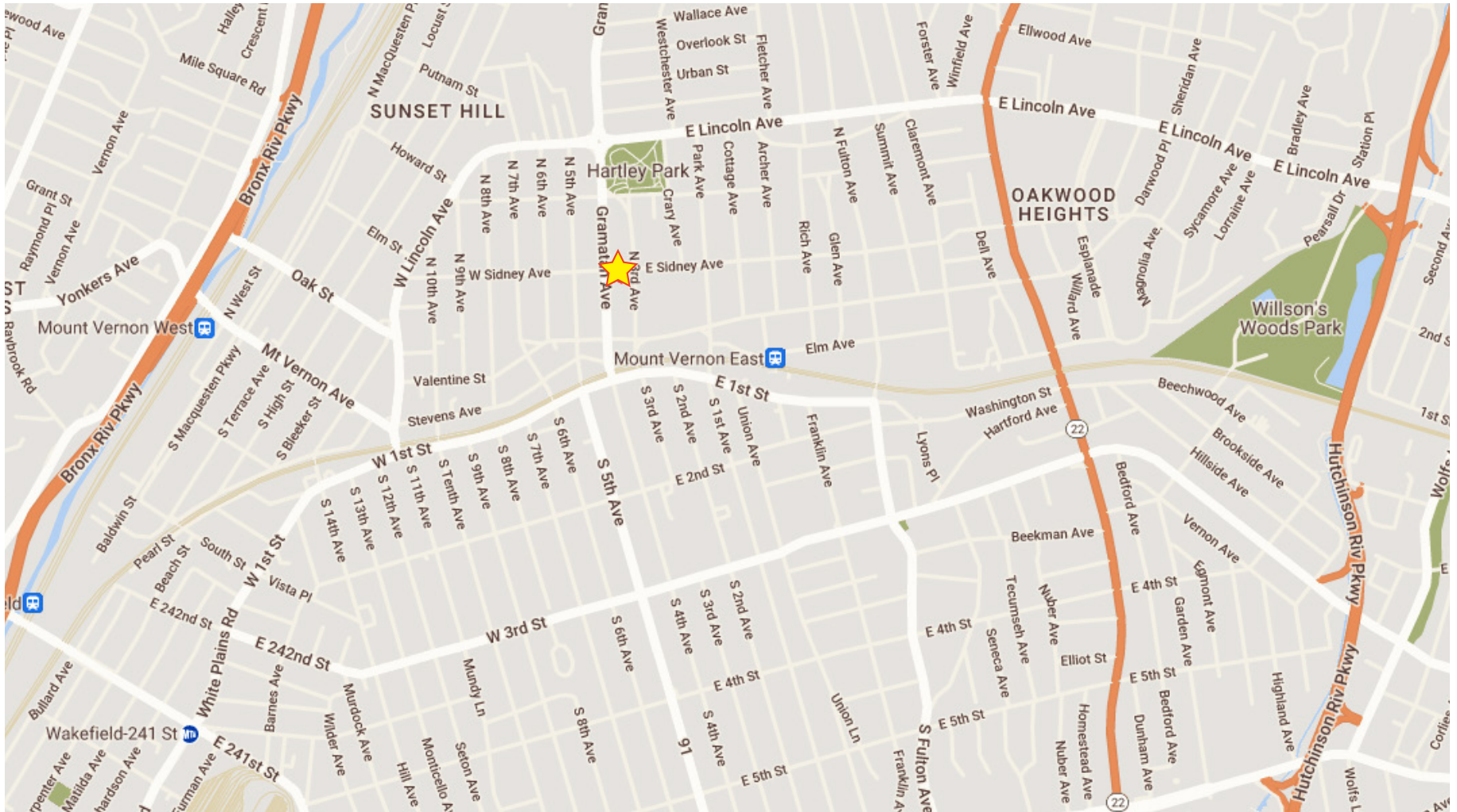
<b>Total Income</b>	<b>\$59,541.80</b>
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<b>Total Yearly Income</b>	<b>\$714,501.60</b>
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<b>NOI</b>	<b>\$522,074.60</b>
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FOR MORE INFORMATION, PLEASE CONTACT:

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