

**FOR  
SALE**

**235A ELM STREET**  
ALBANY, NEW YORK

**MULTI-UNIT RESIDENTIAL OPPORTUNITY**

BUILDING



**100% Occupied**

**Below Market Rents—Upside Potential**

**Stable Tenants**

**Great Location**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Thomas A Miller**

NYS Licensed Associate Real Estate Broker  
(518) 462-7491

[Tommy@CarrowRealEstate.com](mailto:Tommy@CarrowRealEstate.com)

**\*\*\*PRICE REDUCED\*\*\***

**FOR SALE @ \$375,000**



**Adding Value Through Professional Real Estate Services**

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## BUILDING SPECIFICATIONS

- 4 Units
- 4,296 Total Square Feet
- .04 Acres
- Built Circa 1900
- Three Story Concrete Block Masonry
- Municipal Water & Sewer
- Central Air for Cooling
- Natural Gas Forced Hot Air for Heat
- Natural Gas Hot Water
- 10' Ceiling Heights
- Hardwood Floors
- On-Site Laundry Facility
- Albany School District
- Market 32 Grocery Store Around the Corner
- Minutes to Local Shops and Eateries

## LOCATION DESCRIPTION

- Located minutes from the Heart of Downtown Albany
- Located on the CDTA Bus Route
- 10 Minutes to the Amtrak Train Station
- 20 Minutes to the Albany International Airport

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FINANCIAL  
SUMMARY

<b>INCOME</b>		
RENTAL INCOME	\$	38,053.83
LAUNDRY INCOME	\$	325.00
OTHER FEE INCOME	\$	145.00
<b>TOTAL ANNUAL INCOME</b>	<b>\$</b>	<b>38,523.83</b>

<b>EXPENSES</b>		
PROPERTY TAX	\$	5,840.90
SCHOOL TAX	\$	6,043.79
INSURANCE	\$	1,389.94
TOTAL UTILITIES EXPENSE	\$	1,234.85
REPAIRS AND MAINTENANCE	\$	2,193.63
CONSTRUCTION EXPENSE	\$	534.60
SNOW REMOVAL	\$	240.00
OTHER PROFESSIONAL FEE EXPENSE	\$	125.00
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$</b>	<b>17,602.71</b>

<b>NET OPERATING INCOME</b>	<b>\$</b>	<b>20,921.12</b>
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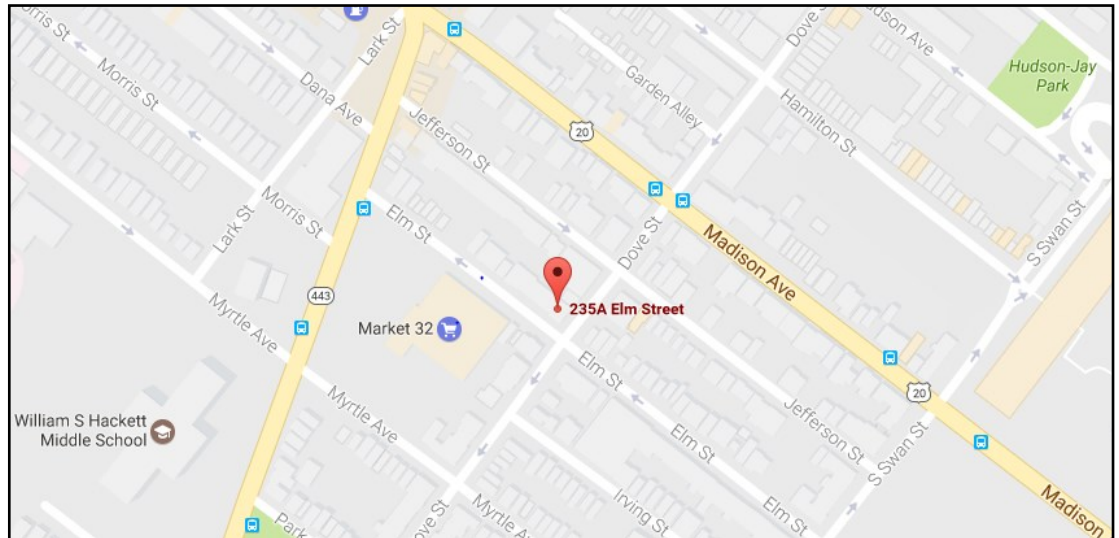
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## ALBANY, NEW YORK

### MAP



### DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	33,039	106,122	180,214
2021 Population:	33,358	107,151	182,474
Pop Growth 2016-2021:	0.97%	0.97%	1.25%
Average Age:	34.00	36.60	38.00
Households			
2016 Total Households:	15,218	46,513	75,535
HH Growth 2016-2021:	1.01%	0.95%	1.31%
Median Household Inc:	\$31,603	\$43,871	\$56,009
Avg Household Size:	2.00	2.20	2.20
2016 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$144,807	\$167,080	\$193,983
Median Year Built:	1946	1948	1953

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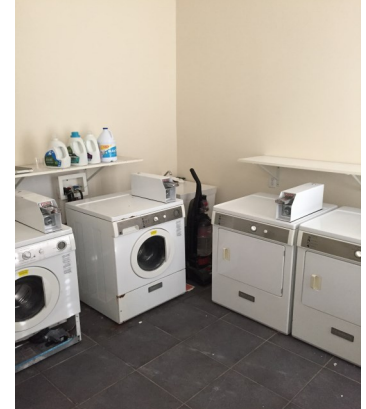
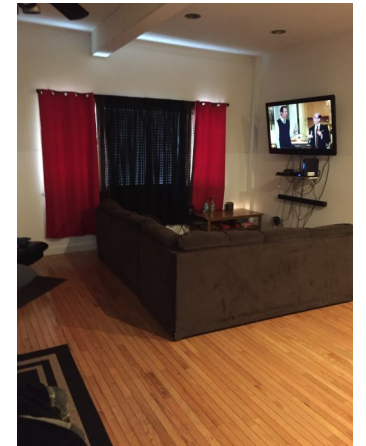
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PHOTOS



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