



MUTLIFAMILY INVESTMENT OPPORTUNITY
30 UNIT GARDEN STYLE APARTMENT COMPLEX WITH
46 ADDITIONAL ZONING APPROVED POTENTIAL UNITS

As exclusive agent, Cushman & Wakefield/Pyramid Brokerage Company is pleased to offer the **Lewiston at Sohn-Alloway** in Lyons, New York for sale.



As exclusive agent, Cushman & Wakefield / Pyramid Brokerage Company is pleased to present for sale The Lewiston at Sohn-Alloway: a five (5) building, 30-unit, luxury garden-style apartment complex, located at 947 Sohn Alloway Road in the Town of Lyons, New York (the "Property"). The site also includes 46 additional zoning approved potential units that can be constructed by the new owner if desired.

This complex offers market rate, modern and attractive, one-story garden-style apartments in a suburban setting with easy access to major shopping, business, health-care and entertainment facilities.

All units of the property are up to date and well maintained by a professional, well known and established ownership group. There is little or no deferred maintenance. **Given the minimal amount of time and effort required, the current owner is willing to continue managing the property if a buyer would like.**

Property Snapshot:

30 UNITS	Dedicated garages for all units PARKING
18.11± Acres SITE SIZE	100% with no delinquencies OCCUPANCY
1998 YEAR BUILT	1,030-1,100± SF AVERAGE SIZE
2012-2014 YEAR EXPANDED	\$1,140 AVERAGE RENT

ASKING PRICE - \$3,700,000 (7.4% cap rate)



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