

## Multi-Unit Building for Sale

### Property Features

- 15 unit apartment building with 2 additional leased commercial spaces.
- Owner has made numerous renovations to the building over the last several years.
- Apartment unit breakdown, utilities included:
  - 4 - 1 bedroom
  - 9 - 2 bedroom
  - 2 - 3 bedroom
- 2 vacant office suites would provide additional income.
- Ramp goes into basement and can be used for parking or storage.
- Wet sprinkler system and fire alarm in entire building.
- Tenant parking is across street at 154 & 158 Fox Street which are included in the sale.
- 10.7% CAP Rate.

### Location Features

- Located in downtown Elmira and in walking distance to grocery store, restaurants and many employers.



**OFFERED FOR \$790,000**

For more information, please contact:

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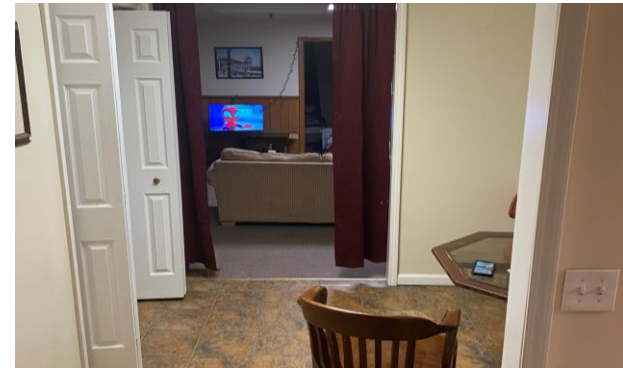
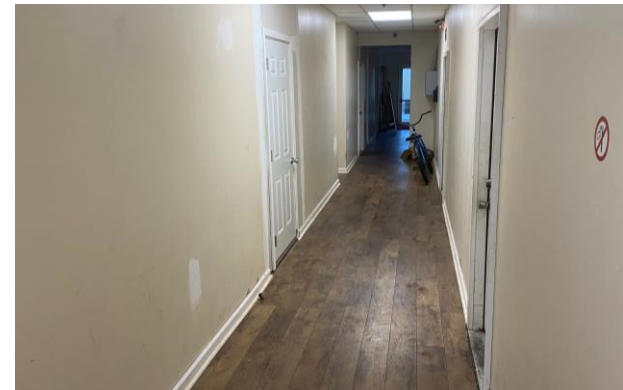
FOR SALE

451 E. Market Street  
Elmira, NY



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