

FOR SALE
**268 Harry L Drive
Johnson City, NY**

DETAILS

PRICE REDUCTION	\$ 229,000
AVAILABLE	3,564 SF
TAX ID	143.040-4-1
TAXES	\$ 7,202

FEATURES

- First floor storefront
- 2 (2) bedroom apartments
- Separate utilities
- Garage for each apartment
- Meticulously maintained
- Newer roof
- 3rd floor apartment has sky lights
- 2nd floor apartment has a porch with Trex flooring

For more information, contact:

LEO F. JONES
President, Real Estate Broker
+1 607 754 5990 ext 317
Ljones@pyramidbrokerage.com

JEFFREY SABITUS
Real Estate Salesperson
+1 607 754 5990 ext 318
Jsabitus@pyramidbrokerage.com

84 Court Street, Suite 300
Binghamton, New York 13901
phone: +1 607 754 5990

pyramidbrokerage.com

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Total Income: \$ 37,745.00

Total Expenses: \$ 10,571.50

NOI (Est.): \$ 27,173.50



Building Details

First Floor

- Retail – separate heat & air conditioning; 5 ton unit
- Tenant has until May 2019 to exercise their (1) year option

Second Floor Apartment

- Stove, refrigerator, dishwasher, washer & dryer in basement. Bathroom newly renovated. Portable air conditioning unit. Gas hot water heat.

Third Floor Apartment

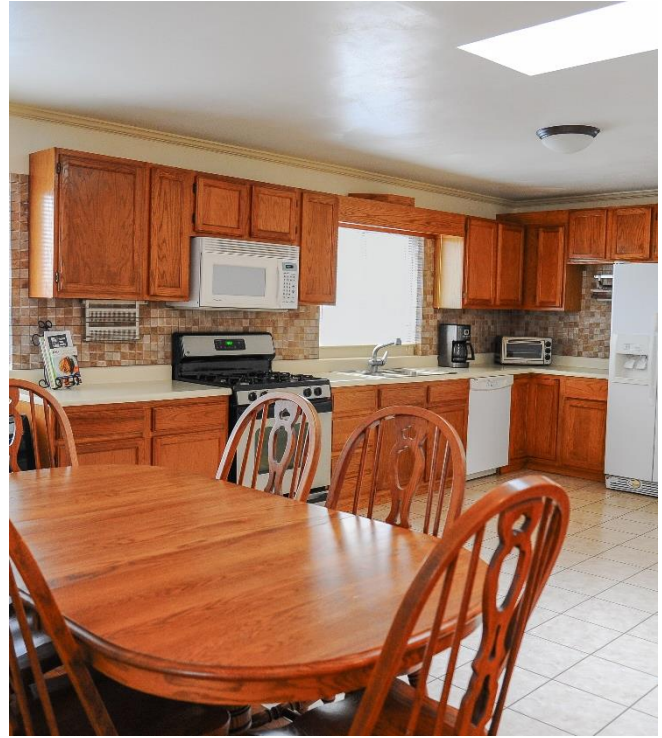
- Stove, refrigerator, dishwasher, washer & dryer in unit, 3 portable air conditioners, gas hot water heat.

Recent Improvements

- Roof was done 4 years ago, 30 year architectural shingles
- Sky lights were replaced when the roof was redone
- Second floor windows replaced
- 2nd floor unit - new xoxo toilet and sink, bath tub re-glazed
- Newer electric panel; each unit has 100 amp service
- Newly paved parking area

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Income & Expenses

Income

1st Floor Retail	\$	14,400.00	Annually
Water/Sewer/Refuse	\$	545.00	Quarterly
2nd Floor Apartment (Just Vacated)	\$	10,800.00	Annually
3rd Floor Apartment (Owners Unit)	\$	12,000.00	Annually

Total Annual Income	\$	37,745.00	
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Expenses

Taxes	\$	7,201.71
Insurance	\$	2,247.39
Water/Sewer/Refuse	\$	1,122.40

Total Expenses	\$	10,571.50
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NOI	\$	27,173.50
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