

MIXED-USE INVESTMENT OPPORTUNITY

696 ROUTE 590 | LACKAWAXEN, PA 18435

\$499,900



kw HUDSON
VALLEY UNITED
KELLERWILLIAMS REALTY



5 UNITS

1 COMMERCIAL
STOREFRONT +
4 RESIDENTIAL
APARTMENTS

EARNING POTENTIAL

CURRENT ANNUAL RENTAL INCOME:

\$56,400

7.73%

CAP RATE

CURRENT RENTS ARE SIGNIFICANTLY BELOW MARKET VALUE,
OFFERING POTENTIAL FOR GREATER EARNINGS.



VALUE-ADD UPSIDE

- ✓ Four occupied residential units
- ✓ Approx. 1,225 SF vacant commercial storefront
- ✓ Month-to-month residential leases
- ✓ Current residential rents below market value
- ✓ Built 1950 | Well Water | Taxes: \$3,762.80



COMMERCIAL SPACE HIGHLIGHTS

Oak hardwood floors • Exposed wood beams
Stone wood-burning fireplace • Oversized
bay display windows • Half bath • Flexible
adjoining room with private entrance



Minutes to the Roebling Bridge,
Delaware River & outdoor recreation

Property SISTERS
OF THE HUDSON VALLEY



845-672-3660



property SISTERS of the hudson valley.com



property SISTERS hv@gmail.com