

**FOR SALE - \$2,000,000 - 7.75% CAP RATE**

RARE 16-UNIT APARTMENT OPPORTUNITY LOCATED NEAR CORNING, NY

Property Highlights

- Investment grade property with additional upside potential
- (16) two-bedroom, two-bath apartments with attached garages
- Two Buildings with 8 Units in each building.
- Situated on +/- 2.5 Acres with room for additional development.
- Public Sewer & Water.
- New roofs & exterior finishes.
- Most units have been fully renovated to include granite kitchens, stainless appliances, updated bathrooms, new floors, fresh paint, and more.
- Central air-conditioning.
- Washer/Dryers in most units, hook-ups in all units.
- 24-Hr Surveillance in the Common Areas & Exteriors.
- Approved to be sold as condos; HOA would need to be set up.

Location Highlights

- Property is conveniently located near Interstates 86 & 99.
- Minutes to numerous restaurants, retail, and service amenities.
- Located near Corning, NY, home to Corning Incorporated's World Headquarters and a Fortune 500 global technology leader.
- Close to Sullivan Research Park.

EXCLUSIVE CONTACT

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**13-19 Eagle Drive
Painted Post, NY**



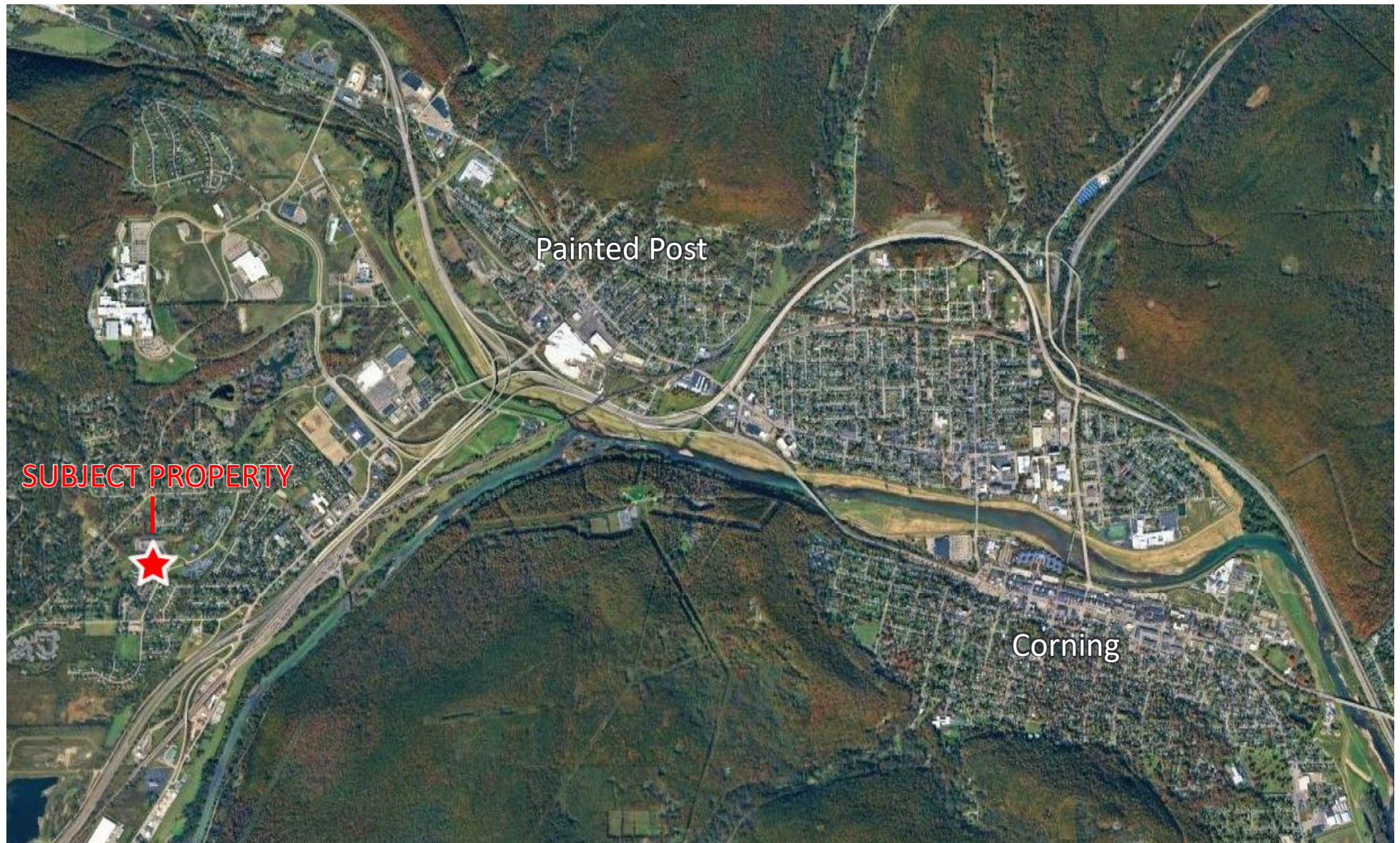


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