

208 WARREN STREET

SIX UNIT MULTIFAMILY • HUDSON, NY

NEW RENOVATION



EXCLUSIVE AGENTS

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EXECUTIVE SUMMARY

A boutique luxury rental property in the heart of walkable Hudson.

For investors seeking ease of ownership and reliable returns, this gut-renovated six-unit building sits in Hudson's walkable core of independent shops, galleries, restaurants, and transportation.



OFFERED AT \$1,600,000

INVESTMENT HIGHLIGHTS

- Tenant paid heating and air conditioning
- One & two bedroom apartments
- Premium kitchens and modern baths
- Hardwood floors and abundant natural light
- Shared backyard and on-site parking
- Prime Warren Street location

Updated with all brand-new systems, the clean, modern apartments feature updated kitchens and baths, premium appliances, split-unit heat and A/C, and preserved architectural details where possible.

Located just beyond the busiest stretch of Warren Street, the setting offers prime location with a quieter residential feel.

A strong fit for 1031 exchange buyers or owner-operators, this is a straightforward asset that's easy to underwrite and simple enough to self-manage.

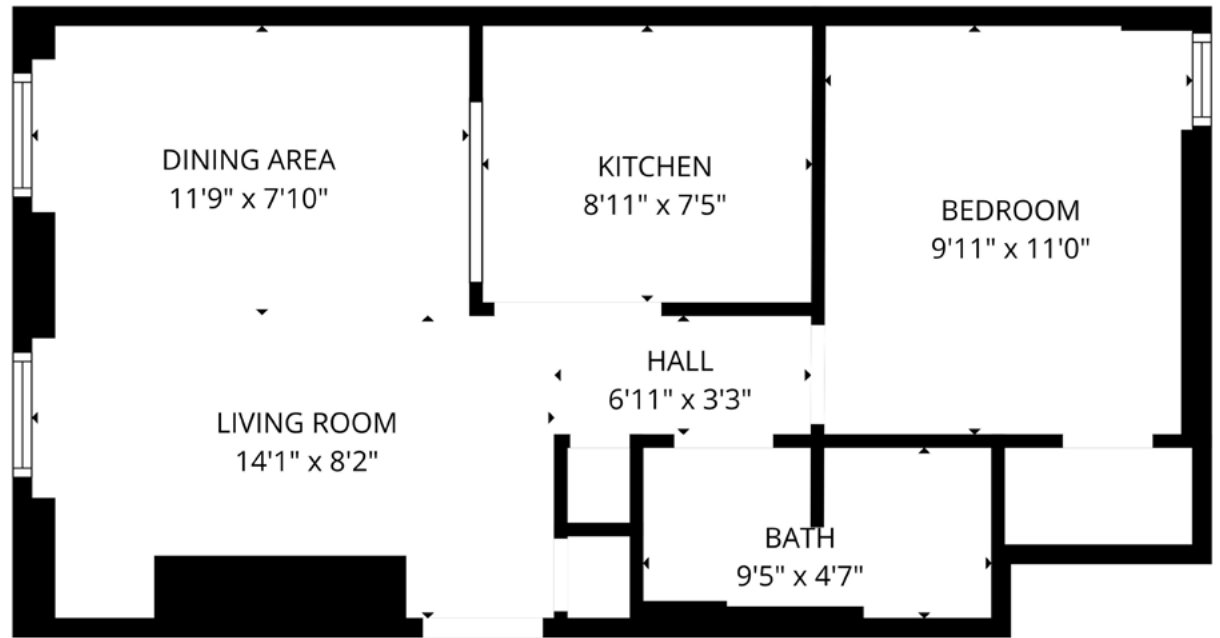




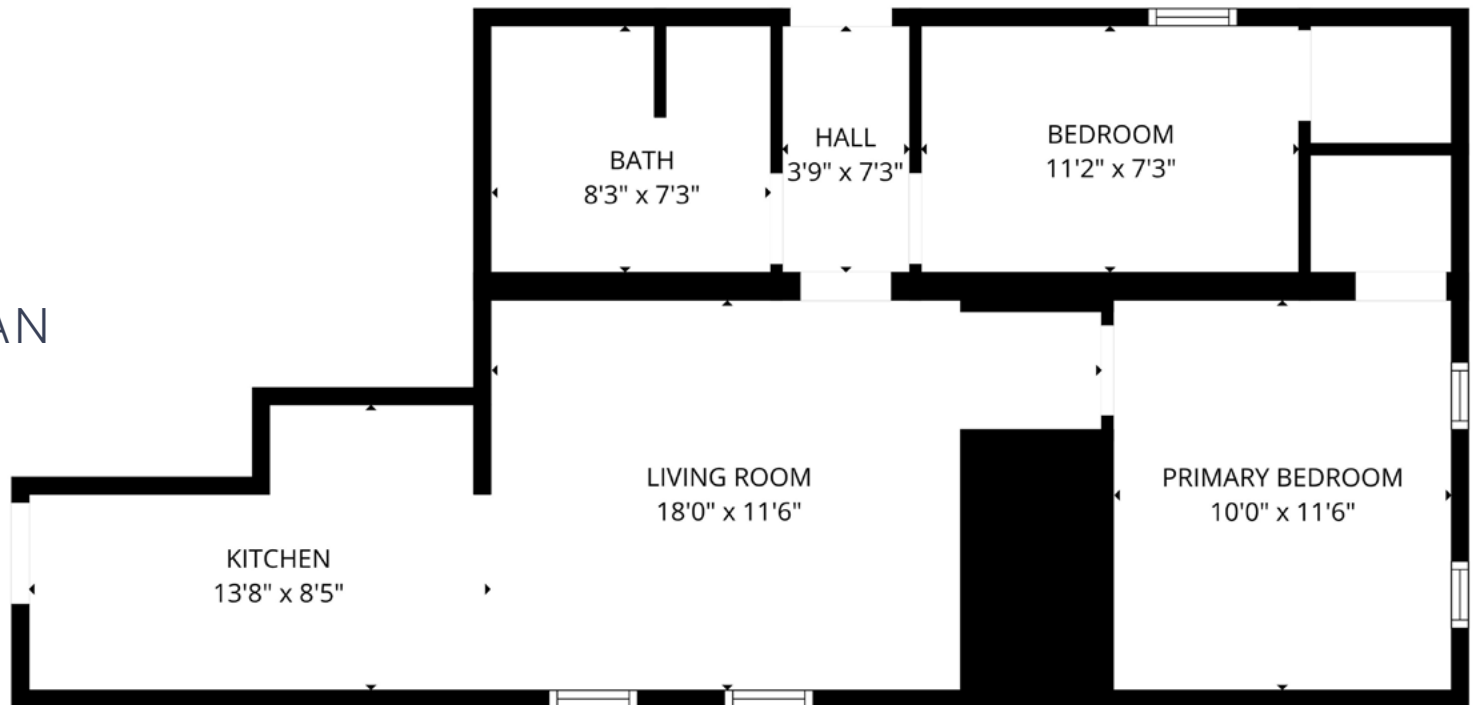




1 BED FLOOR PLAN



2 BED FLOOR PLAN



INCOME & EXPENSE PROFORMA

Income	Size	Monthly	Annual
1, Ground, Yard, Parking	2 Bed	\$3,000	\$36,000
2, Ground Floor	1 Bed	\$1,800	\$21,600
3, 2nd Floor	1 Bed	\$1,800	\$21,600
4, 2nd Floor	2 Bed	\$2,600	\$31,200
5, 3rd Floor	1 Bed	\$1,800	\$21,600
6, 3rd Floor	2 Bed	\$2,600	\$31,200
Total Income		\$13,600	\$163,200

Expenses	
Taxes (Est.)	\$13,000
Mangement (6%)	\$9,792
Insurance (Est.)	\$4,356
Repairs & Maintenance (3%)	\$4,896
Trash & Recycling (Est.)	\$3,600
Water & Sewer	\$2,800
Landlord Electric (Est.)	\$1,200
Total Annual Expenses	\$39,644
Profit / (NOI)	\$123,556
Sale Price	\$1,600,000
Cap Rate	7.72%

Last Updated 4-2026. Information provided by the seller; buyer responsible for verifying accuracy.

DEMOGRAPHICS

20,329

POPULATION

44

AVERAGE AGE

9,162

TOTAL HOUSEHOLDS

2.10

AVERAGE HOUSEHOLD SIZE

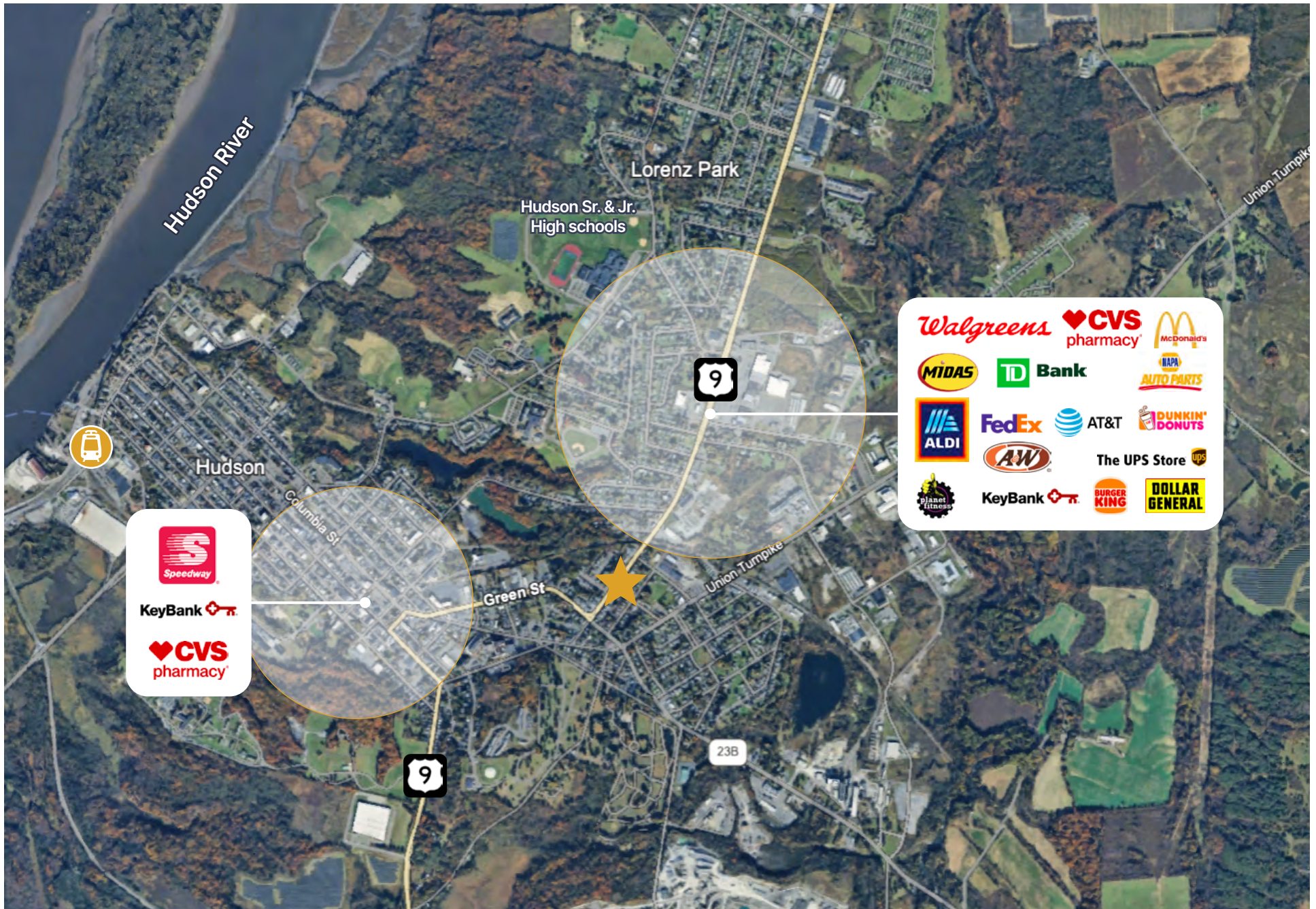
\$237,446

MEDIAN HOME VALUE



	1 MILE	3 MILE	5 MILE
2024 Total Population	5,515	13,416	20,329
2029 Population	5,458	13,366	20,294
Pop Growth 2024-2029	(1.03%)	(0.37%)	(0.17%)
Average Age	44	44	45
2024 Total Households	2,537	6,163	9,162
HH Growth 2024-2029	(0.99%)	(0.34%)	(0.17%)
Median Household Inc	\$59,547	\$56,992	\$62,731
Avg Household Size	2.00	2.00	2.10
Median Home Value	\$240,483	\$233,495	\$237,446

AMENITIES & MAJOR RETAIL



CONFIDENTIALITY & DISCLAIMER

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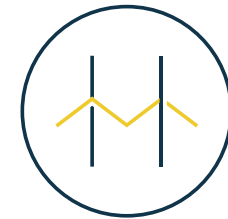
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