

Property Agent Full

Listing

FOR AGENT USE ONLY

   																																						
MLS#: 337126 County: Broome Type: MultiFamily Status: Active	Address: 205 Rano BLVD City/Vill: VESTAL NY 13850	Town: Vestal Sch Dist: Vestal Elm Sch: African Road	List Price: \$729,900 List Type: Exclusive Right To Sell Other Uses:																																			
	Property Subtype: Apartment Style: More than 4 Famiy Garages: 0 Exterior: Wood Sign: No Adv Board Media: Yes	Bedrooms: 12 Full Baths: 6 Half Baths: 4 Color: # Units Unfurnished: 6 # Units Furnished: 0 # Units: 6 Gross Yr Rent: Other Income:																																				
	Fuel: GAS Heat Sys: BASEBOARD, FORCED HOT AIR Cooling: CEILING FAN Water Htr: GAS Water: PUBLIC Sewer: PUBLIC Foundation: BASEMENT-FULL	Fin Above Grade: 6,368 Fin Below Grade: 0.00 Fin Other: 0.00 Total Fin Area: 6,368 Approx Year Built: 1980 Lot Size: 0.37 acres Lot Dimensions: 79x182 Area: Area 06 Subdiv:																																				
<table border="1"> <thead> <tr> <th>BEDS</th> <th>BATHS</th> <th>HBATHS</th> <th>TOT RMS</th> <th>RENT/MTH</th> </tr> </thead> <tbody> <tr><td>3</td><td>1</td><td>1</td><td>6</td><td>\$1,250</td></tr> <tr><td>1</td><td>1</td><td></td><td>3</td><td>\$1,275</td></tr> <tr><td>2</td><td>1</td><td>1</td><td>7</td><td>\$1,400</td></tr> <tr><td>2</td><td>1</td><td>1</td><td>7</td><td>\$1,200</td></tr> <tr><td>2</td><td>1</td><td>1</td><td>7</td><td>\$1,000</td></tr> <tr><td>2</td><td>1</td><td>1</td><td>7</td><td>\$1,500</td></tr> </tbody> </table>	BEDS	BATHS	HBATHS	TOT RMS	RENT/MTH	3	1	1	6	\$1,250	1	1		3	\$1,275	2	1	1	7	\$1,400	2	1	1	7	\$1,200	2	1	1	7	\$1,000	2	1	1	7	\$1,500	Expenses Vacancy: Management: Taxes: \$9,487 Insurance: \$4,834 Gas: 1,800.00 Electric: \$0 Heat: \$0 Maintenance: Water/Sewer: Other/Garbage:		Total Yr Exp: Gross Opr Income: Yr Opr Expense: Net Opr Income: Cap Rate %:
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# Elec Meters: 6 # Gas Meters: 6 # Water Meters: 1 Circuit Breakers: Fuses: Amps: Volts:																																						
Other Features Lot Description: GENERALLY LEVEL Garage/Parking: DRIVE, PARKING SPACES Exterior Feat: ENCLOSED PORCH Appliances: DISHWASHER, DRYER, RANGE/STOVE, REFRIGERATOR, WASHER Spec. Features: CATHEDRAL VAULTED CEILING, DRYER CONNECTION-ELEC, DRYER CONNECTION-GAS Floors: CARPET AND TILE, HARDWOOD To Remain: CARBON MONOXIDE DETECTOR, SHADES/BLINDS ONLY, SMOKE DETECTORS																																						
Tax Information Parcel Number: Tax Map: 158.14-2-4 Tax Assess: \$33,600 Total Taxes: \$9,487 Zoning: Mult Res Deed Restrict: Assoc/Maint Fee:																																						
Public Remarks: Excellent investment opportunity in the Town of Vestal! This well-maintained 6-unit residential property offers strong rental income with a history of long-term tenants and low expenses. The building features four townhouse-style units on the rear of the property, along with one studio apartment and one spacious three-bedroom unit in the front. Some new updates include 14 new skylights, a new roof, new fascia, and new insulation. Its desirable Vestal location provides convenient access to shopping, restaurants, schools, public transportation, and major roadways, making it an attractive option for tenants. A solid addition to any investment portfolio with a proven rental history and consistent occupancy. Private Remarks: Text Robert Farrell to show 607-760-5001. Notice needed.																																						
Seller Concession YN: Special Financing: None		Owner: OWNER Owner Ph: Seller: OWNER Lockbox #: Show Inst: Text listing agent for appointment Directions: 434 to Rano																																				
List Date: 07/28/2026 DOM: 0 Exp Date: 01/22/2027 Possess: AT CLOSING Contingent:																																						
Listing Firm: (3510) EXIT REALTY HOMEWARD BOUND		Phone: 607-729-5500 Broker Lic#: 10491203474																																				

