



OFFERING MEMORANDUM

MULTIFAMILY INVESTMENT · JULY 2026 · MLS 20264334

10 UNITS · 100% LEASED · THREE MILES TO HUDSON

6627–6633 Park Place

Stottville · Hudson, New York 12534 · Columbia County
Two park-front buildings on 1.04 acres, stabilized and fully leased.

\$1,475,000

ASKING PRICE

10

UNITS · 2 BUILDINGS

\$117,563

NET OPERATING INCOME

7.97%

CAP RATE

100%

OCCUPANCY

THE OFFERING

Park-front scale, fully leased.

Ten units across two buildings on a quiet dead-end lane directly opposite Stottville Park and Ball Field, with the Claverack Creek and the Empire State Trail corridor just south. A community amenity at the door, and a stabilized rent roll behind it.

Originally mill-worker housing, the property has been carried forward through substantial owner improvements — gut renovations, new kitchens, new baths, replaced windows — leaving a well-maintained asset with limited near-term capital exposure.

Three miles north of the City of Hudson: tenants reach Warren Street dining, galleries, and Amtrak service to Penn Station in minutes, while paying hamlet rents. All ten units are leased.

\$147,500

PRICE / UNIT

\$174

PRICE / SF

\$192,600

GROSS ANNUAL
RENT

7.97%

CAP RATE

PRESENTED BY



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AT A GLANCE

Address 6627-6633 Park Pl

Municipality Hudson, NY 12534

County Columbia

Property type Multifamily

Units · buildings 10 · 2

Bedrooms 14

Gross building area 8,477 SF

Year built 1940

Lot size 1.04 acres

Zoning · Tax ID Apartment · 91.3

School district Hudson City Schools

Occupancy · MLS 100% leased · 20264334

Investment Highlights

100%

Stabilized occupancy

All ten units leased — \$192,600 gross rent and \$117,563 NOI at a 7.97% cap.

10 / 1.04ac

Scale, rarely available

Ten units on one parcel within three miles of Hudson — a rare quantum in a supply-constrained market.

Capex done

Owner improvements

Gut renovations, new kitchens and baths, and most windows replaced under current ownership.

Park-front

Dead-end setting

Directly across from Stottville Park and Ball Field, with Empire State Trail access — a real retention driver.

3 miles

To Hudson

Warren Street, galleries, and Amtrak to Penn Station in minutes — at hamlet rents.

4 + 6

Diversified unit mix

Four two-bedroom-with-loft and six one-bedroom units spread risk from \$1,300 to \$2,100 a month.

\$1,605

Demonstrable upside

Average in-place rent per unit. Renovating on turnover marks rents toward the top of the in-place range.

8 of 10

Simple operating profile

Units carry their own heat. Owner costs are limited to oil, water and sewer, garbage, and grounds.

Conforming

Zoned Apartment

The parcel is zoned Apartment and the existing ten-unit use conforms to its classification.

Property Specs

SITE		STRUCTURE		SYSTEMS & UTILITIES	
Parcel size	1.04 acres	Buildings · stories	2 · 2 + loft	Heat	Oil-fired (owner-paid ×2)
Tax ID	91.3	Year built	1940	Water · sewer	Municipal (owner-paid)
Zoning	Apartment	Gross area	8,477 SF	Electric	Separately metered
Frontage	Park Place (dead-end)	Avg. unit size	±848 SF	Refuse	Private hauler
Parking	Surface, on-site	Construction	Wood frame	Grounds	Lawn & snow contracted
Topography	Level to gently sloping	Exterior · roof	Clapboard · asphalt	Insurance	Property + flood in place
Adjacency	Stottville Park	Foundation	Masonry, full basements	Porches	Covered, both buildings

UNIT MIX

UNIT TYPE	UNITS	BEDROOMS	BATHS	RENT RANGE	AVG. RENT
2 BR w/ loft · 1 BA	4	8	4	\$1,750–\$2,100	\$1,900
1 BR w/ loft · 1 BA	3	3	3	\$1,350–\$1,550	\$1,467
1 BR · 1 BA	3	3	3	\$1,300–\$1,400	\$1,350
Total — 100% leased	10	14	10	\$1,300–\$2,100	\$1,605

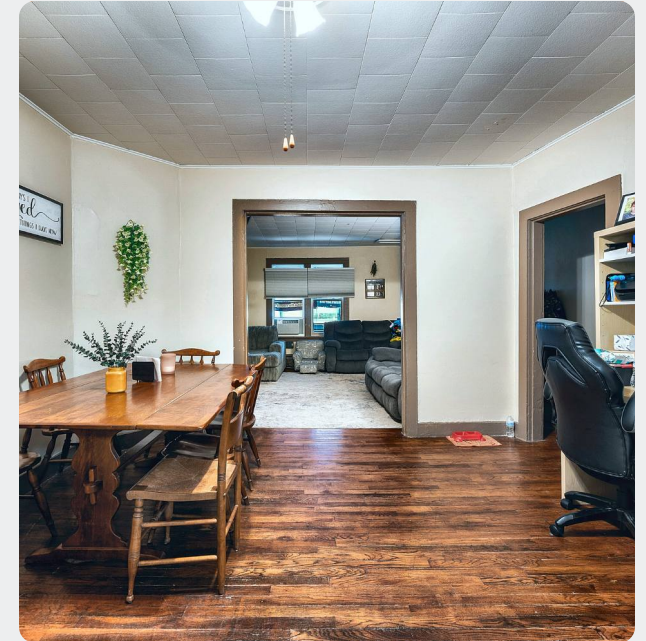
The Property

Both buildings seen from Stottville Park; the Park Place streetscape, rear elevations, and on-site tenant parking.



Interiors & Grounds

Representative interiors and grounds. All units are tenant-occupied; photography reflects tenant furnishings.



Utilities & Upgrades

UNIT	CONDITION & IMPROVEMENTS	HEAT	HEAT BY	ELECTRIC BY
6627	Updated	Oil	Tenant	Tenant
6629-1	Updated	Oil	Tenant	Tenant
6629-2	Updated	Oil	Tenant	Tenant
6631-A	Gut renovated — new kitchen, bath, flooring	Oil	Landlord	Tenant
6631-B	Updated prior to current ownership	Electric	Tenant	Tenant
6631-C	Updated	Oil	Landlord	Tenant
6631-D	Updated — new floors throughout	Electric	Tenant	Tenant
6633	Updated — new kitchen	Gas	Tenant	Tenant
6633-A	Updated — new kitchen, new floors	Gas	Tenant	Tenant
6633-B	Updated	Gas	Tenant	Tenant

PROPERTY-WIDE IMPROVEMENTS

- Most windows replaced throughout
- Kitchens replaced in several units
- Porches and steps painted, both buildings
- New flooring in multiple units
- Full gut renovation at 6631-A

VALUE-ADD OPPORTUNITY

\$5,600

Eight of ten units already carry their own heat. Converting the two landlord-heated units at 6631 on turnover moves the owner-paid oil line toward zero — lifting NOI with no rent increase.

Income & Expense

In-place figures as of June 2026. Vacancy, management and maintenance underwritten as reserves at 3%, 5% and 3% of gross scheduled rent.

UNIT	UNIT TYPE	MONTHLY	ANNUAL
6627	2 bed w/ loft · 1 bath	\$2,100	\$25,200
6629-1	2 bed w/ loft · 1 bath	\$1,850	\$22,200
6629-2	2 bed w/ loft · 1 bath	\$1,900	\$22,800
6631-A	1 bed · 1 bath	\$1,400	\$16,800
6631-B	1 bed w/ loft · 1 bath	\$1,350	\$16,200
6631-C	1 bed · 1 bath	\$1,350	\$16,200
6631-D	1 bed w/ loft · 1 bath	\$1,550	\$18,600
6633	2 bed w/ loft · 1 bath	\$1,750	\$21,000
6633-A	1 bed · 1 bath	\$1,300	\$15,600
6633-B	1 bed w/ loft · 1 bath	\$1,500	\$18,000
10 units	Gross scheduled rent	\$16,050	\$192,600

EXPENSES · ANNUAL

Property taxes	\$13,588
Flood insurance	\$14,354
Insurance	\$8,340
Owner-paid utilities (oil)	\$5,600
Vacancy reserve 3%	\$5,778
Management 5%	\$9,630
Maintenance 3%	\$5,778
Lawn & snow removal	\$2,325
Water & sewer	\$4,400
Garbage	\$5,244
Total expenses	\$75,037

Net operating income **\$117,563**

Asking price \$1,475,000

Cap rate **7.97%**

Location & What's Nearby



The subject fronts Park Place — a dead-end lane opposite Stottville Park and Ball Field — with the Claverack Creek and Empire State Trail corridor immediately south, and direct access to Atlantic Ave (NY 20) and Route 9.

6627-6633 PARK PLACE · HUDSON, NY · 09



- 1 Atlantic Ave (NY 20)
West to Hudson & Route 9
- 2 Joslen Blvd
South to Fairview Ave retail
- 3 Chester Ave & Cinder Rd
Adjacent residential
- 4 Claverack Creek
Creek frontage & Empire State Trail
- 5 Stottville Rd
South to Greenport
- 6 Begos Rd / N. Stottville
To Stockport & Columbiaville
- 7 Union Turnpike (NY 9H)
North to Albany, south to Claverack
- 6627-6633 Park Place
Subject property

Parcel & Lot Lines

FRONTAGE	ZONING	CONTAINS
Park Place	Apartment	Both buildings, parking, rear yard



Parcel boundaries are approximate, derived from third-party GIS data, and provided for illustration only. They do not constitute a survey. Buyer should obtain an instrument survey to confirm boundaries, easements, and encroachments.



HUDSON
MODERN

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Opportunities like this
don't knock twice.

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