



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



MULTIFAMILY INVESTMENT OPPORTUNITY

189 Fair St | Carmel, NY

Multifamily Property For Sale

Contact

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July 2026

Executive Summary



OFFERING SUMMARY

COUNTY	Putnam
BUILDING SIZE	4,121 SF
BUILDING CLASS	C
LOT SIZE	2.5 Acres
ZONING	R
SALE PRICE	\$799,000
TAXES	\$15,483
UTILITIES	Oil Heat, NYSEG, Municipal Water & Septic
AVAILABILITY	Immediate

PROPERTY OVERVIEW

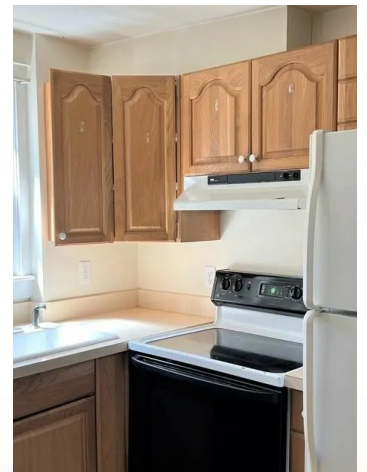
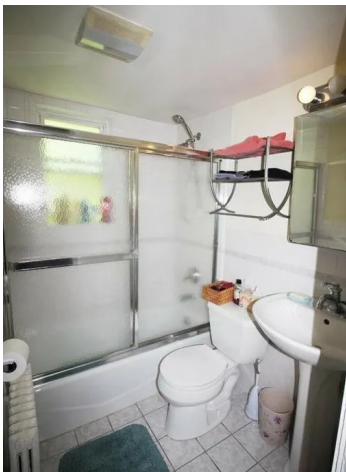
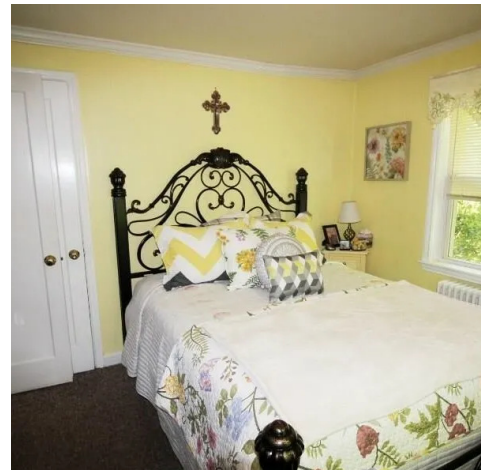
Elevate your investment portfolio with this premier multifamily opportunity in Carmel, NY. This meticulously maintained 4,121 SF building, constructed in 2000, is zoned R and offers 4 spacious 2 bedroom units, ideal for investor seeking ample space and contemporary amenities. The property's prime location in the thriving Carmel area ensures strong rental demand and promising returns. With its strategic positioning and modern construction, this multifamily gem presents a lucrative opportunity for investors looking to capitalize on the growing demand for high-quality residential accommodations in this sought-after locale.

LOCATION OVERVIEW

Discover the prime investment potential of Carmel, NY. Nestled in the heart of Putnam County, the area offers an attractive mix of suburban charm and urban convenience. With easy access to major transportation routes (Route 6, I-84), investors can capitalize on the desirability of the location for Multifamily property. Additionally, the bustling town center provides an array of dining, shopping, and entertainment options.

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Additional Photos



Income & Expense

**189 FAIR STREET, CARMEL, NY
10512**

INCOME

1A - \$1,600 / mo.	
** Tenant does all maintenance	\$19,200.00
2B - \$1,931 / mo.	\$23,172.00
3A - \$2,800 / mo.	\$33,600.00
2A - \$2,295 / mo.	\$27,540.00
Total Gross Income:	<u>\$103,512.00</u>

EXPENSES

Taxes: School	\$9,285.79
Taxes: County	\$6,196.51
Insurance Fire and Hazard/year	\$3,296.27
Water- well	\$0.00
NYSEG (based average monthly cost 2026	\$1,642.36
Oil	\$9,818.16
Maintenance **see Apt. 1A-	\$0.00
Repairs-Estimated	\$2,400.00
Professional Fees-Accounting, Brooker, Legal	<u>\$4,000.00</u>
Total Expenses:	<u>\$36,639.09</u>

NET OPERATING INCOME **\$66,872.91**

Location Maps

