



358 & 360 BROAD STREET WAVERLY, NEW YORK

358 & 360 Broad Street, Waverly, NY 14892



PROPERTY DESCRIPTION

Prime mixed-use investment in the heart of Waverly, New York. Fully occupied, income-producing property featuring a popular Mexican restaurant, a spacious owner-operated antique store, and three residential apartments. Current monthly rental income includes two apartments at 2200 each, one at 1500, and the restaurant at 2500, totaling eighty-four hundred dollars per month or one hundred thousand eight hundred annually before any income from the antique business. Significant renovations completed through a revitalization project with approximately one million dollars invested. The second floor above the antique store offers value-add potential for additional apartments subject to approvals. Sale includes Teaoga Development LLC, with corporate documents and entities conveyed to the new owner, potentially allowing exploration of historic tax credit opportunities. High-visibility location, strong rental base, and room for growth— a rare find in downtown Waverly.

PROPERTY HIGHLIGHTS

- Five income-producing opportunities
- Three residential apartments
- One Mexican restaurant

OFFERING SUMMARY

Sale Price:	\$1,399,500
Number of Units:	5
Lot Size:	3,900 SF
Building Size:	6,300 SF
NOI:	\$94,063.00
Cap Rate:	7.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	348	989	2,636
Total Population	791	2,243	5,827
Average HH Income	\$69,051	\$80,629	\$80,237

HERIBERTO PEZZINO

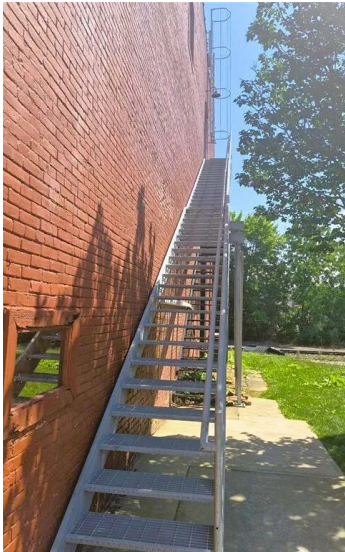
Licensed Real Estate Salesperson
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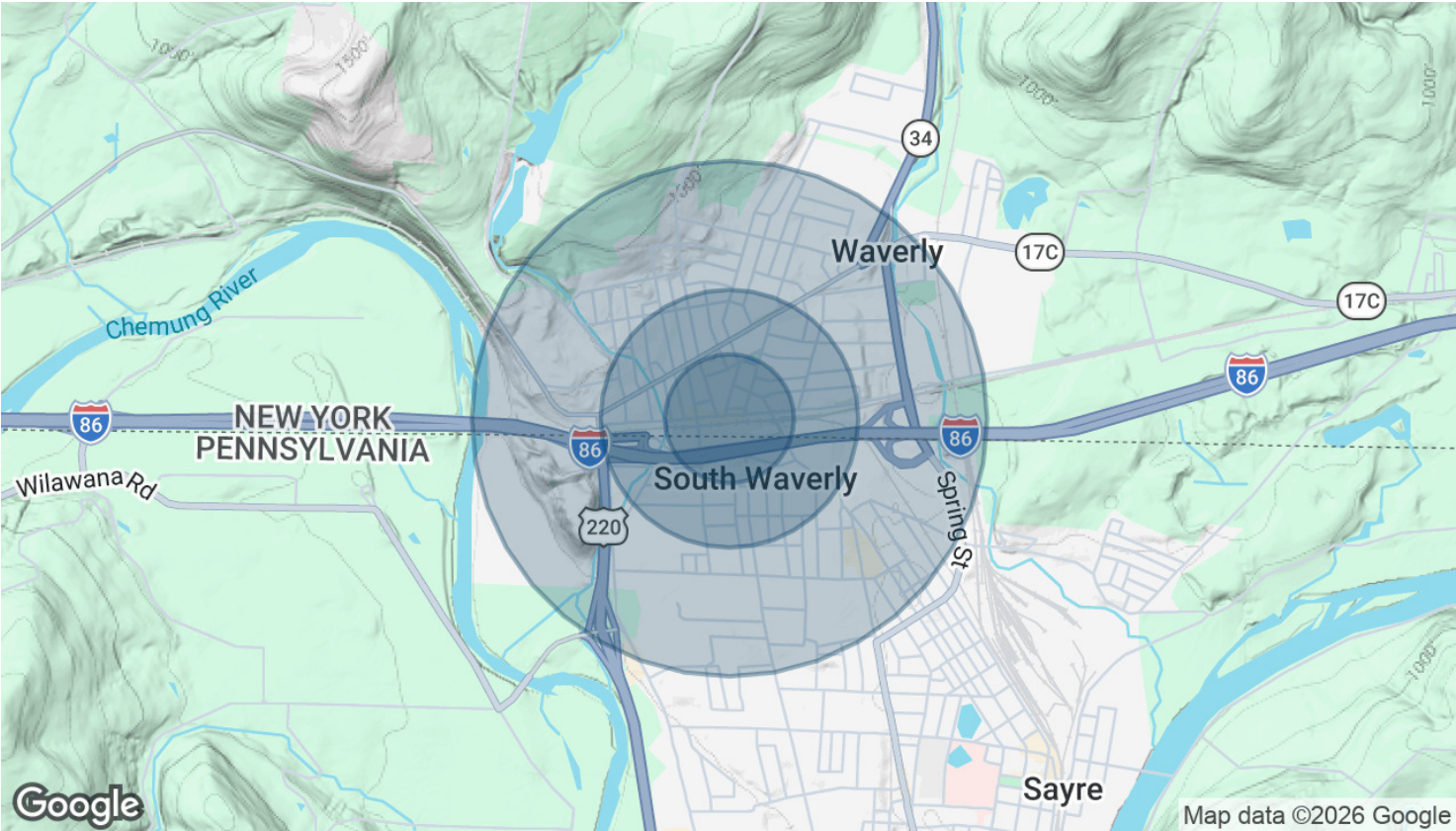
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	791	2,243	5,827
Average Age	34.7	40.7	45.6
Average Age (Male)	39.5	42.6	45.2
Average Age (Female)	31.3	40.4	48.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	348	989	2,636
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$69,051	\$80,629	\$80,237
Average House Value	\$140,907	\$153,732	\$153,270

2023 American Community Survey (ACS)

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