

# 15 UNIT APARTMENT BUILDING FOR SALE

203 Willis Avenue  
Mineola, NY 11501

Expand your portfolio with this 15 unit multifamily apartment building, located on Willis Avenue in the heart of Mineola. This 3 story building was built in 1931 and boasts its unique charm throughout every facet of the building. With close proximity to schools, hospitals, public transit and municipal parking, this building showcases convenience for tenants and guests. Roof is about 2 years old, windows are approximately 6 years. All units are separately metered for gas and electric!

\$3,500,000.00

## LISTING DETAILS

- Property Type: Multi Family
- Units: 15
- Interior Size: 14,280 SF Approx.
- Gross Income: \$298,980.00
- Expenses: \$113,203.80
- Net Operating Income: \$185,776.20
- CAP Rate: 5.31%



## NICHOLAS EVANGELISTA

Real Estate Agent  
NY Space Finders Inc.  
516-385-7725  
nick@nyspacefinders.com

# NYSFACE FINDERS



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All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. NY Space Finders Inc. makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections.

Main Office: 31-19 Newtown Avenue Suite 303. Astoria, NY 11102 Tel: 718-440-8162 Fax: 718-440-8165  
Long Island Office: 37-B Cedar Swamp Road. Glen Cove, NY 11542 Tel: 516-801-6181 Fax: 516-801-6179

# NYSPACE FINDERS

UNIT	SECURITY DEPOSIT	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION DATE
1A	\$1,448.88	\$1,550.00	\$18,600.00	3/31/2027
1B	\$1,550.00	\$1,900.00	\$22,800.00	1/31/2027
1C	\$1,700.00	\$1,750.00	\$21,000.00	12/31/2026
1D	\$3,100.00	\$1,800.00	\$21,600.00	1/31/2027
1E	\$1,650.00	\$1,700.00	\$20,400.00	7/31/2026
2A	\$3,700.00	\$1,900.00	\$22,800.00	6/30/2026
2B	-	\$1,000.00	\$12,000.00	3/31/2025
2C	-	\$1,379.00	\$16,548.00	3/31/2027
2D	\$1,550.00	\$1,550.00	\$18,600.00	5/31/2026
2E	\$1,500.00	\$1,600.00	\$19,200.00	9/30/2026
3A	\$1,600.00	\$1,700.00	\$20,400.00	8/31/2026
3B	-	\$1,326.00	\$15,912.00	4/30/2027
3C	\$1,550.00	\$1,610.00	\$19,320.00	11/30/2026
3D	\$1,950.00	\$1,950.00	\$23,400.00	4/30/26
3E	\$2,200.00	\$2,200.00	\$26,400.00	07/01/2027

EXPENSES	MONTHLY	ANNUAL
SCHOOL TAX	\$4,260.17	\$51,122.02
GENERAL TAX	\$610.01	\$7,320.08
VILLAGE TAX	\$650.86	\$7,810.32
HEATING OIL	\$1,541.67	\$18,500.00
WATER	\$306.11	\$3,673.37
ELECTRIC	\$195.50	\$2,346.01
INSURANCE	\$1,261.00	\$15,132.00
MAINTENANCE	\$608.33	\$7,300.00
<b>TOTAL</b>	<b>\$9,433.65</b>	<b>\$113,203.80</b>

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