

**INWOOD, NYC  
MULTIFAMILY**

**SALE PRICE  
\$3,800,000**

**8.9%  
CAP**

**5.2  
x Rent**

**\$109  
/SF**

**\$79K  
/Unit**

**CLOSED 7/12/2024**



**610 W 204th Street  
New York, NY 10034**

\$339,154  
Net Operating Income

\$723,875  
Gross Income

35,000  
Total SF

48  
Units

Residential Rents:  
\$1,283/month /unit  
\$399 /month /room

**48 UNIT APARTMENT BUILDING LOCATED ON WEST 204TH STREET NEIGHBORING NEW DEVELOPMENTS, W207th/DYCKMAN SHOPPING & A TRAIN STATION IN THE INWOOD SECTION OF MANHATTAN**

The subject property consists of 48 residential apartments and is located on the southwest side of West 204th Street, just off Sherman Avenue and three blocks south from the MTA train station at West 207th Street.

This well-maintained brick building features: an attractive steel and glass entrance, expansive lobby with original finishes, two walk-in apartments, a 13-camera security system, a well-serviced boiler installed in 1981, and a 5,000-gallon oil tank (#4 oil).

The roof and parapet walls are in great shape and were refurbished three years ago. All gas and electric meters are located in the basement.

Tenants benefit from the many local shopping, dining, entertainment, and transportation options, as this subject property lies between two busy local shopping corridors along Dyckman Avenue and West 207th Street.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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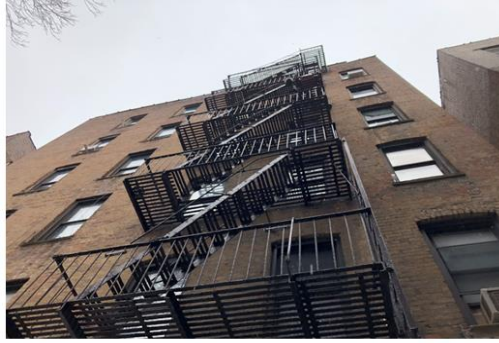
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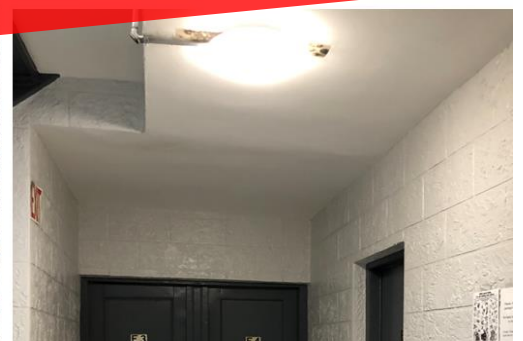
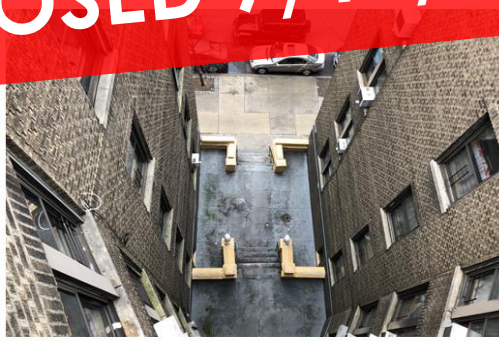
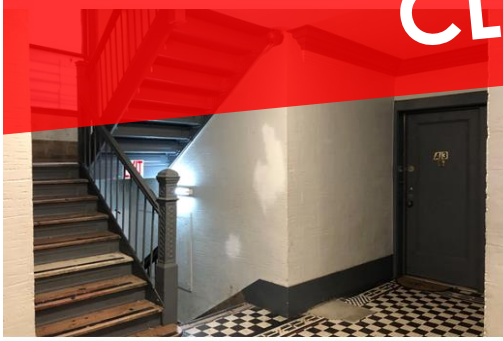
# 610 WEST 204TH STREET



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JACK LALA



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