



HOULIHAN LAWRENCE
COMMERCIAL



Mixed-Use Investment Property For Sale

2633 ROUTE 23
HILLSDALE, NY

OFFERED AT \$598,000

- Mixed-Use Investment Property in High Traffic Location
- Four units include a cafe and retail space downstairs and an apartment and office space upstairs
- 4,600 square feet building
- Entire building recently renovated with high end systems and design
- At high visibility intersection of Route 22 and Route 23 in central Hillsdale
- Off street parking
- Cafe is 1,250 square feet
- Apartment is 1,350 square feet
- Retail space is 1,000 square feet
- Office is 1,000 square feet

Houlihan Lawrence Commercial
800 Westchester Avenue, Suite N517
Rye Brook, NY 10573
O. 914 798 4900



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Property Photos

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Pro Forma

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2633 Route 23 - Pro Forma		Asking Price	\$	598,000
		4,600 SF		
Proposed Gross Income		Monthly Rent	Annual Rent	
Café	\$	1,600	\$	19,200
Apartment	\$	1,200	\$	14,400
Retail Space	\$	1,000	\$	12,000
Office Space	\$	600	\$	7,200
Total Proposed Gross Income	\$	4,400	\$	52,800
Vacancy Rate 3%			\$	1,584
Total Proposed Gross Income			\$	51,216
Operating Expenses (2018)		Monthly	Annual	
Property Taxes	\$	382	\$	4,589
School Taxes	\$	441	\$	5,291
Building Insurance	\$	315	\$	3,785
Heating	\$	212	\$	2,549
Town Sewer	\$	50	\$	600
Electric	\$	392	\$	4,706
Security Service	\$	46	\$	551
Trash / Recycling	\$	60	\$	720
Internet / Phone	\$	150	\$	1,800
Repair / Maintenance	\$	-	\$	-
Total Operating Expenses	\$	2,049	\$	24,590
Net Operating Income			\$	26,626
Cap Rate				8.6%

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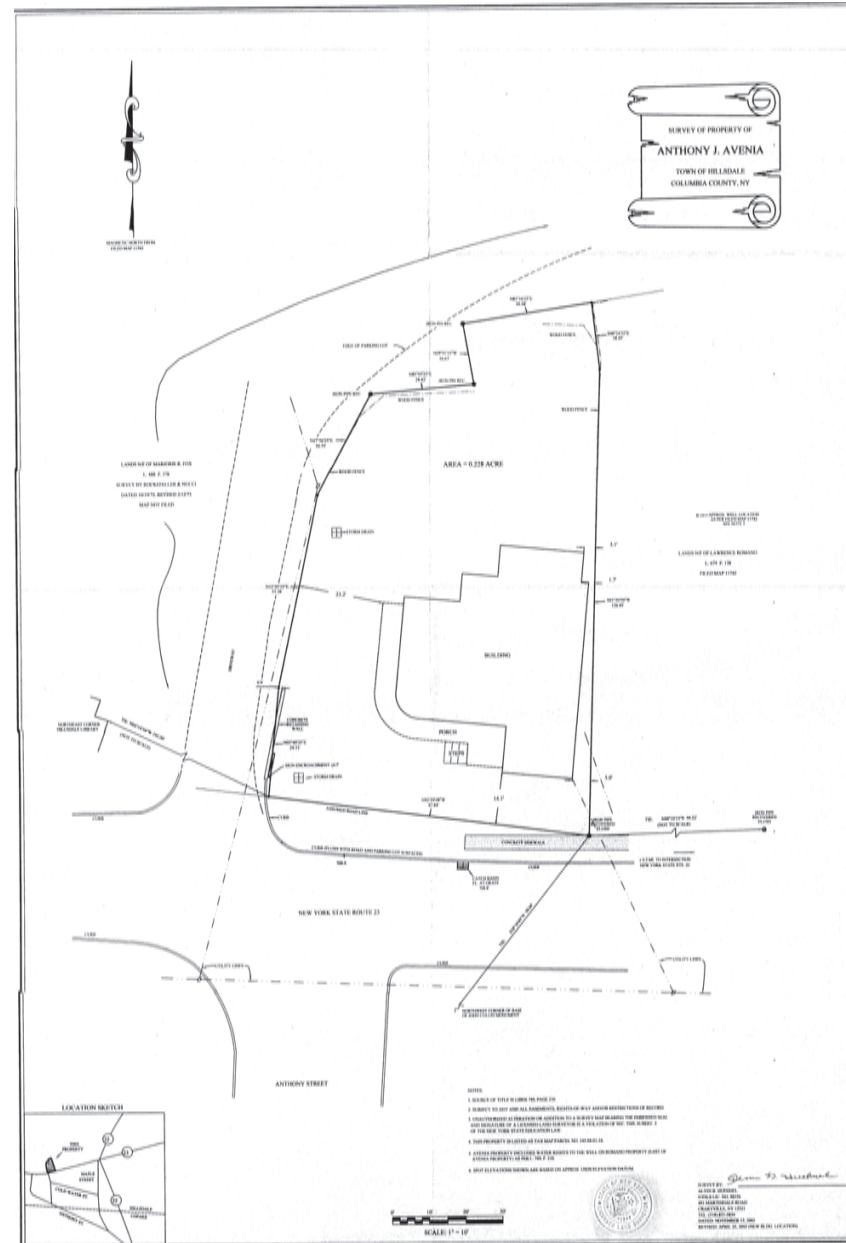


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Property Survey

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Aerial View

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Google

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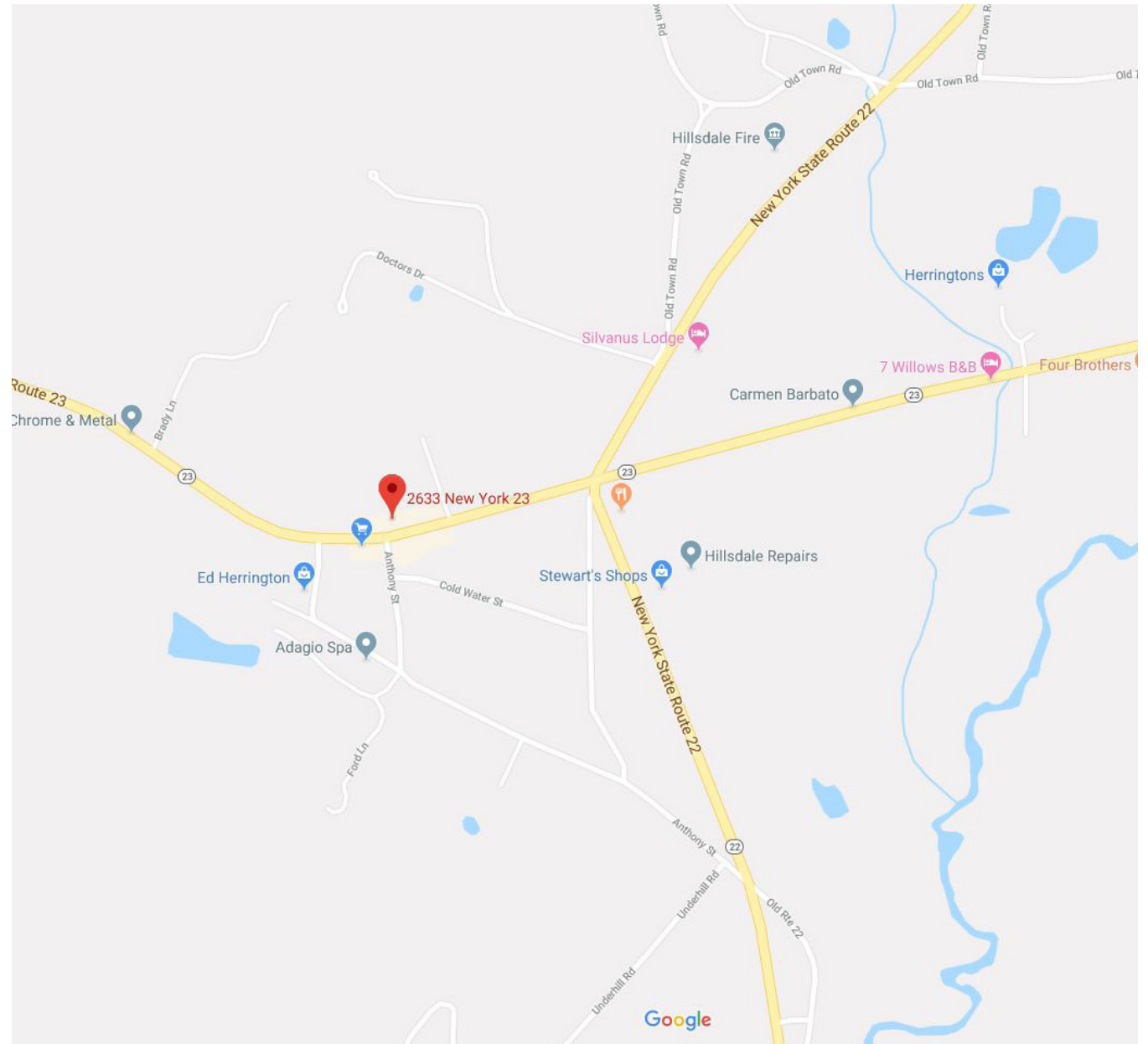


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Regional Map

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