

Li'l Deb's Oasis- The Mechanic's Apts



Presented By:
TKG Real Estate - Hudson

Portfolio of 2 Properties for Sale



Li'l Deb's Oasis- The Mechanic's Apts

Portfolio of 2 Properties for Sale

Portfolio Properties



Property Name / Address, City, State

Property Type

Size

Year Built

Individual Price

L'il Deb's Oasis - Current Restaurnt
747 Columbia St Bldg 1, Hudson, NY

Retail/Restaurant

3,232

1860



The Mechanic's Apartments
747 1/2 Columbia St, Hudson, NY

Multifamily

2,817

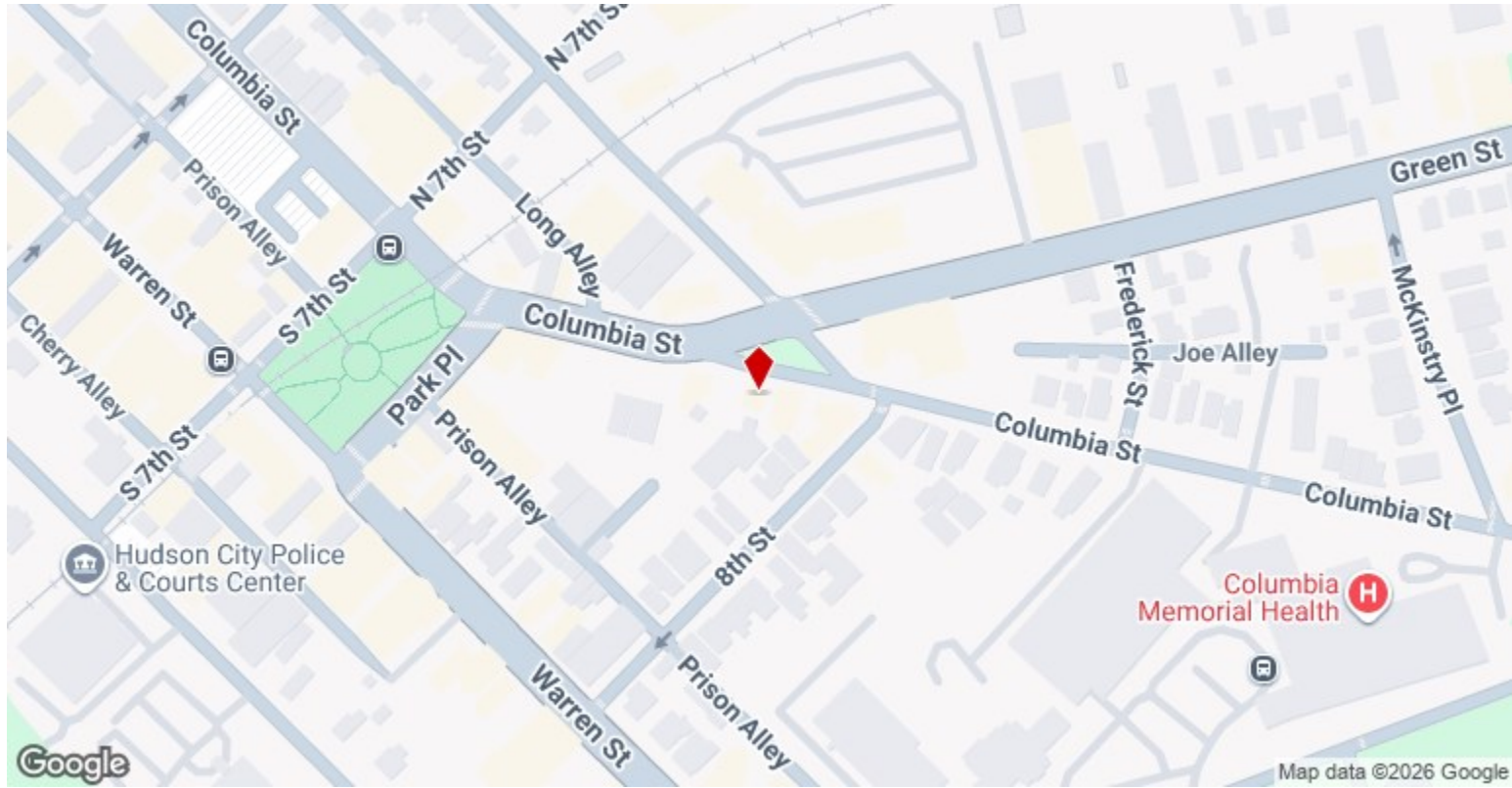
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Li'l Deb's Oasis - Mechanic's Apartments

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Location



747 and 747 1/2 Columbia St

Income and Expenses

INCOME

Unit 1 - \$2300 x 12 months = \$ 27,600

Unit 2 - \$3750 x 12 months = \$ 45,000

Unit 3 - \$2150 x 12 months = \$ 25,800

Restaurant - \$3600 x 12 months = \$ 43,200

Total Gross Income = \$141,600

EXPENSES

National Grid = \$5304

Insurance - \$3996 + \$3244 = \$ 7240

Cable TV and Internet = \$2400

Water and Sewer: \$1440

Property Management = \$9840

TAXES

City Tax = **\$11,596**

School Tax = \$11,884

Total Tax = \$23,480

Net Operating Income = \$ 91,896.00

Current Cap Rate = 4.71%

Li'l Deb's Oasis - Mechanic's Apartments

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Property Photos



747 Columbia St Exterior



747 Columbia St - Dining Room

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747 Columbia St - Dining Room



747 Columbia St - Dining Room

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747 Columbia St - 2nd Fl - Private Dining Room



747 Columbia St - 2nd Fl - Private Dining Room

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747 Columbia St - 2nd Fl - Storage



747 Columbia St - 2nd Fl - Storage

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747 Columbia St - Studio Apartment



747 Columbia St - Studio Apartment

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747 Columbia St



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747 Columbia St



747 Columbia St - Studio Apartment

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747 Columbia St - Studio Apartment



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747 Columbia St - Studio Apartment



747 Columbia Entry to Studio Apt

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747 Columbia - Stairs to Studio Apt



747 1/2 Columbia St - Studio - Unit 1

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747 1/2 Columbia St - Studio - Unit 1



747 1/2 Columbia St - Studio - Unit 1

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747 1/2 Columbia St - Studio - Unit 1



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747 1/2 Columbia St - Studio - Unit 1



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747 1/2 Columbia St - Studio - Unit 1



747 1/2 Columbia St - Studio - Unit 1

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747 1/2 Columbia St - Studio - Unit 1



747 1/2 Columbia St - Studio - Unit 1

Li'l Deb's Oasis - Mechanic's Apartments

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Property Photos



747 1/2 Columbia St - 2+ Bedroom - Unit 2



747 1/2 Columbia St - 2+ Bedroom - Unit 2

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747 1/2 Columbia St - 2+ Bedroom - Unit 2



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747 1/2 Columbia St Front Courtyard



747 1/2 Columbia St Front Courtyard

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747 1/2 Columbia St - Rear Courtyard



747 1/2 Columbia St - Rear Courtyard

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These are two adjacent buildings on two parcels. One is the 3-story building that currently houses Li'l Deb's Oasis Restaurant (747 Columbia Street). There is one fully renovated Studio apt on the second floor rear. The second floor above the restaurant currently serves as a private dining room and storage and there is also a fantastic third floor attic space. It could make a deluxe duplex apartment.

The second building is a former auto repair garage, converted to two industrial-chic apartments known as The Mechanic Apartments (747 1/2 Columbia Street (formerly known as 747 Columbia St. Rear) The second building houses one 2+-bedroom 2-bath unit and the other a spacious light-filled studio unit with huge skylight. 747 1/2 sits behind 747, down a small private alley which is part of the parcels.

747 Columbia St = Parcel # 110.53-2-31.21 (Front Property) 747-1/2 Columbia St (aka 747 Columbia St Rear) = Parcel # 110.53-2-31.22 (Rear Property).

The properties are only being sold together.

Fully -Equipped Restaurant with Studio Apartment in Front Building
Two-Family Industrial-Chic Building in Rear
Private Alley / Courtyard
True Mixed-Use Property Retail/Residential
Radiant Heated Floors in Residential Units

- Fully Equipped Restaurant with Studio Apartment in Front Building
- Two-Family Industrial-Chic Building in Rear
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- Radiant Heated Floors in Residential Units

Price:	\$1,950,000
Price / SF:	\$322.37 / SF
Cap Rate:	4.71%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	6,049 SF



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