

7-9 South 7th Street



S Seventh Street & Cherry Aly, Hudson, NY 12534



Situated at the corner of South 7th Street and Cherry Alley. Cherry Alley runs behind Warren Street and Union Street. The property currently houses four apartment units, all of which are paying below market rents. The property is in the CC (Central Commercial) district which allows for a great of of commercial, professional and retail uses. Less than 100 feet from what is most likely Hudson's busiest intersection, Warren Street and 7th Street. The property is literally steps away from Warren Street, Hudson's Public Square (aka 7th St Park), Rivertown Lodge, Governor's Tavern, and more. Currently being operated as a four unit multi-family apartment house. We see its highest and best as bringing the building back to its original commercial/retail use. Perhaps with living space above for an owner/operator or as separate rental or AirBnB units. The property is located in Hudson's Central-Commercial District which would allow almost any kind of retail/commercial. Need more space? Consider building up, since this zone permits up to four stories. Included Permitted Uses: Retail stores, and banks Barbershops, beauty parlors and tailors. Professional, governmental or business offices. Schools, churches, libraries, museums and art galleries. Eating and drinking places. Hotels, motels, boarding houses and clubs.

Price: \$325,000

- Steps away from Warren Street on an up & coming commercial side street.
- Possible live/work situation.
- Residential rentals doing \$28k annual net operating income as-is.
- Retail, commercial, residential or a combination are all allowed uses in this district.

View the full listing here: <http://www.loopnet.com/Listing/S-Seventh-Street-Cherry-Aly-Hudson-NY/13533668/>

Price:	\$325,000
No. Units:	4
Property Type:	Multifamily
Property Sub-type:	Apartments
Apartment Style:	Low Rise
Sale Type:	Investment
Cap Rate:	8.71%
Lot Size:	0.03 AC
Building Size:	4,050 SF
Sale Conditions:	Deferred Maintenance
Gross Rent Multiplier:	8.15
No. Beds:	4
No. Stories:	2
Year Built:	1925
Zoning Description:	CC - Central Commercial

For more listing information visit:

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Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	4	831.25	675

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Location



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Property Photos



7-9 South 7th St Toward Warren St



7-9 South 7th St

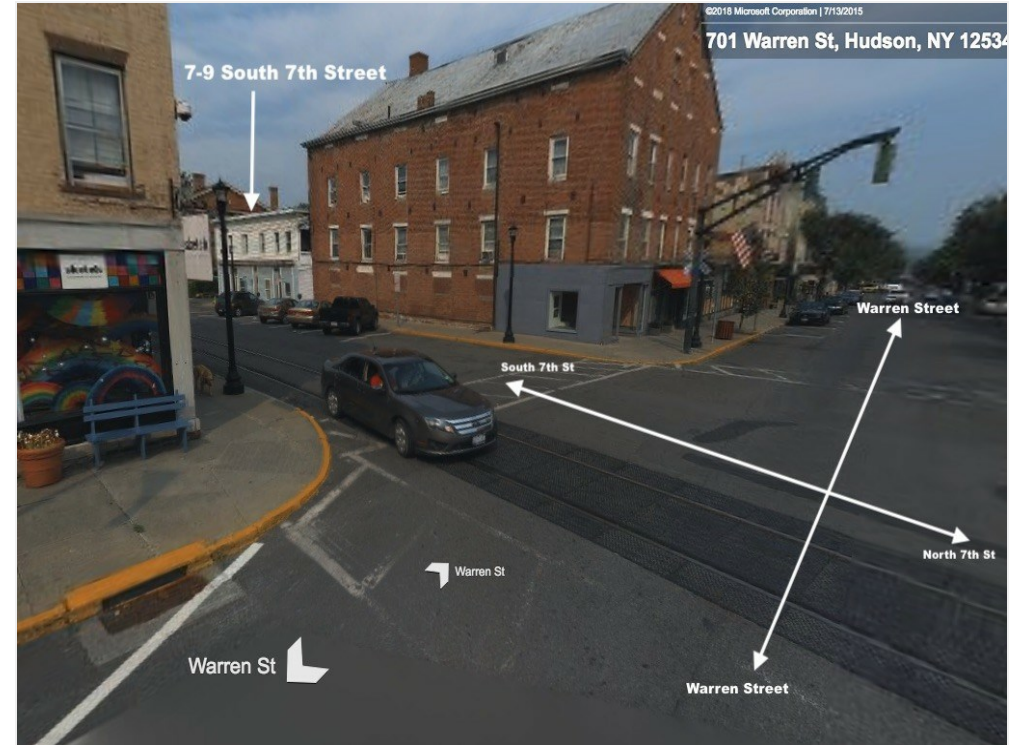
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Property Photos



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Warren St & 7th St From Warren

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Property Photos



7th St From the Public Square (7th St Park)



South 7th Street from North 7th

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Property Photos



7th St From Warren St



South 7th St Toward Warren St