

Multi-Family 2-4 Agent Full



MLS#: **4740440** Active
 Addr: **10 Broad Avenue**
 PO: **Ossining**
 City/Town: **Ossining**
 Village: **Ossining**
 List Price: **\$325,000**
 County: **Westchester County**
 Zip: **10562**
 Hamlet/Loc.:
 P Type: **Multi-Family 2-4**
 Sub/Devel: **Multi-Family 2-4**
 Lot Size: **0.0750** SqFt: **1,640**
 Style: **Colonial**
 #1 BR: **1** #2 BR: **1** #3 BR: **1** #4 BR: **1** #Vac: **0** #Units: **2**
 Sub Type: **Detached**
 55+ Comm: **No**
 Wtr Access: **No**
 Beds/Baths: **3/2**
 Sch Dist: **Ossining**
 Jr High: **Anne M. Dörner**
 Elem: **Ossining**
 High: **Ossining**

Recent: **09/08/2017 : New Listing**

Unit#	Floor Loc	#Bd	#Bth	#Rm	Lsd	Rent	Lease Ends	SqFt	Appliances
Unit_1	1	2	1/0	Yes					
Unit_2	1	1/0	Yes						

Type of Unit: **Flats**
 Basement: **Full, Unfinished, Walk Out**
 Siding Desc: **Vinyl**
 Yr Blt: **1865 / Estimated**
 Attic: **Finished, Full**
 Cnstrction: **Frame**
 Yr Reno:
 Tax ID#: **4203-097-007-00000-000-0004-000-0-4**
 Addl Fees: **No**
 Avail Financing:
 Tax: **\$12,126**
 Assmt:
 Tenant Pay: **Electric**
 Tax Year: **2015(Municipality)**

Heat Units: 1	Trash Exp:	Wtr Exp: \$2,334	Net Op Inc: \$20,219
# Elec Mtrs: 2	Fuel Exp: \$3,721	Maint Exp:	Grs Op Inc: \$38,400
# Gas Mtrs: 1	Ins Exp: \$2,300	Other Exp:	Cap Rate: 7
		Total Exp:	

Amenities: **Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Deck**
 Park Num/Desc: **/Street Parking**
 Heat Zones/Type: **2/Forced Air**
 A/C: **None**
 Garbage: **Public**
 Bldg Features: **Hardwood Floors Exist**
 Lot Description: **Level**
 Elec Co: **Con-Edison**
 Fuel: **Natural Gas**
 Water: **Municipal**
 Sewer: **Sewer**

Public Remarks

Adorable completely renovated 2 family house. New kitchens, new baths, huge EIK kitchen & huge bath on 2nd floor apt. Can be used as investment property with over 7% ROI or live in one and rent the second to pay your mortgage or taxes! House has fairly new roof, windows and siding. Hard wood floors, level backyard; walk to town and enjoy all that Ossining has to offer.... restaurants, shops, farmers market, and more!

Agent Only Remarks

Tenant occupied need at least 24 hour notice to show. Upstairs apt. has 3 finished rooms in attic.

Show Instr: **please call office 914-355-3277 tenant occupied**
 Access for Show: **Combo Lockbox**
 Directions: **Route 9 to Broad Ave**

Appt Ph: 914-355-3277	Appt Ph 2:	DOM: 1
Owner: 10 Broad LLC	REO: No	Org Price: \$325,000
LA: (26218) Linda Einfrank	LA Ph: (914) 391-4075	Mod/Excl: M3,M6
LA Email: linda@sterlingpropertysolutions.com	LO Ph: (914) 355-3277	List Dt: 09/08/2017
LO: (STPROP) Sterling Property Solutions	CLA Ph:	Expire Dt:
CLA: 0%	CLO Ph:	Aggr Type: EA
CLA Email:	BRA: 0%	Nego Thru: Listing Agent
CLO: 2%		\$/SqFt: \$198.17
SA:		TOM Dt:
		OM Date:

Prepared By: Joshua Barrow

Date Printed: 09/09/2017

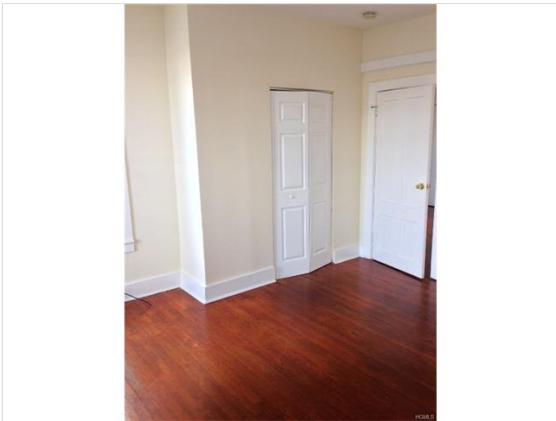
Multi-Family 2-4 Agent Photo Gallery

MLS#: 4740440

10 Broad Avenue



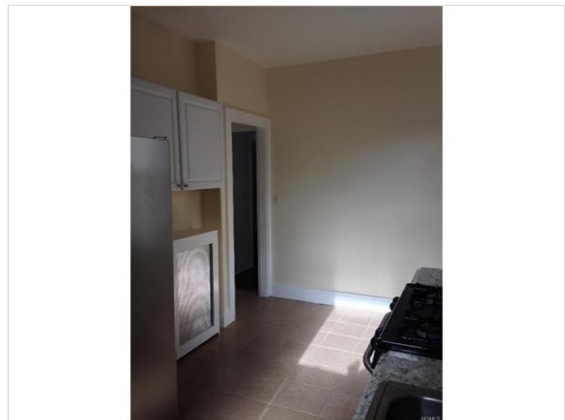
First floor kitchen with new SS appliances and cabinets



First floor Living Room



First floor kitchen new cabinets, stove, counter, floor and back splash!



Second floor kitchen



First floor bathroom

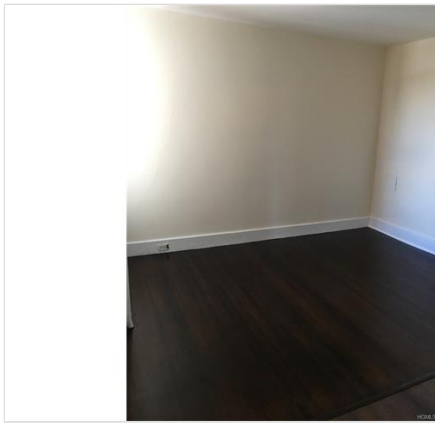


Second floor kitchen with new floors and cabinets and counters

Second floor kitchen (stove not installed yet!)



Huge second floor bathroom!



Second floor Living Room with hard wood floors



MLS#: **4740440** Status: **Active**
 Addr: **10 Broad Avenue**
 P Type: **Multi-Family 2-4**
 City/Town: **Ossining**
 Sch Dist: **Ossining**
 Jr High: **Anne M. Dorner**
 # Units: **2** Addl Fees:
 #Tot Vac: **0**
 Tax ID#: **[4203-097-007-00000-000-0004-000-0-4](#)**
 Style: **Colonial**
 Parking: **Street Parking**

PO: **Ossining**
 Type: **Detached**
 Village: **Ossining**
 Elem: **Ossining**
 High: **Ossining**
 Lot Size: **0.0750**
 Tax Year: **2015**
 Heat: **Forced Air**
 A/C: **None**

List Price: **\$325,000**
 Zip: **10562**
 SqFt: **1,640**
 Yr Blt: **1865 / Estimated**
 Tax: **\$12,126**

Amenities: **Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Deck**
 Remarks: **Adorable completely renovated 2 family house. New kitchens, new baths, huge EIK kitchen & huge bath on 2nd floor apt. Can be used as investment property with over 7% ROI or live in one and rent the second to pay your mortgage or taxes! House has fairly new roof, windows and siding. Hard wood floors, level backyard; walk to town and enjoy all that Ossining has to offer.... restaurants, shops, farmers market, and more!**
 Directions: **Route 9 to Broad Ave**

Owner: **10 Broad LLC**
 LA: **[\(26218\) Linda Einfrank](#)**
 LA Email: **linda@sterlingpropertysolutions.com**
 LO: **[\(STPROP\) Sterling Property Solutions](#)**
 CLA:

Mod/Excl: **M3,M6**
 LA Ph: **(914) 391-4075**
 LO Ph: **(914) 355-3277**
 CLA Ph:

DOM: **1**
 Org Price: **\$325,000**
 List Dt: **09/08/2017**
 Agr Type: **EA**
 Neg Thru: **Listing Agent**

CLA Email:

CLO:

SA: **0%**

BA: **2%**

CLO Ph:

BRA: **0%**

Prepared By: Joshua Barrow

Date Printed: 09/09/2017

© Copyright 2017 Hudson Gateway MLS, Inc. Data believed accurate but not warranted.