

**493 Stuyvesant Avenue, Irvington, New Jersey 07111** PRICE DROP

New Jersey, Irvington, New Jersey 07111

~~\$1,200,000~~ — \$1,050,000

## Contact

For further information or inspection, please contact Exclusive Agents:

No Agents Found

## Listing ID Number

19318

## Property Description

This property is a quiet 19 unit apartment building in the township of Irvington, NJ. The property consists of all 1 bedroom apartments.



## Overview

<b>Building Type:</b>	Apartment Buildings	<b>Units:</b>	19
<b>Location:</b>	Stuyvesant Avenue ner Clinton Ave.	<b>Residential Units:</b>	19
<b>Block/Lot:</b>	17/69	<b>Zoning:</b>	R-4 Garden Apartments
<b>Stories:</b>	4		

## Expenses

<b>Real Estate Taxes:</b>	\$23,000
<b>Total Annual Expenses:</b>	\$85,366

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301 Route 17 North / 8th Floor / Rutherford, NJ 07070  
Tel: 201.426.2200 / Fax: 201.426.2226 / [www.masseyknakal.com](http://www.masseyknakal.com)

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## Investment Information

**Gross Annual Income:** \$177,264  
**Less Total Expenses:** \$85,366  
**Net Operating Income:** \$91,898

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## Summary

**Price Per Sq Ft:** \$38                      **Gross Rent Multiple:** 5.90  
**Capitalization Rate:** 8.70%

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## Available Documents

 **Setup** (pdf)

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