

# YONKERS MULTIFAMILY, 63 UNITS, ALL FREE MARKET, \$2,150 AVERAGE RENT, MANY DUPLEX AND 2-BATH UNITS

## NOW UNDER CONTRACT

LAST ASK \$15,500,000 | 6.5% CAP | 9.5 GRM | \$244 /SF | \$246K /UNIT

**FULLY  
FREE MARKET**

**63  
UNITS**

**DUAL-ELEVATOR  
MULTIFAMILY**

**1987 GUT  
RENOVATION**

**27 LUDLOW STREET, YONKERS** - There is now a FULLY EXECUTED CONTRACT on this fully free-market multifamily building with 63 units in a six-story, all-brick structure built in 1928 and substantially renovated in 1987, securing its free-market status.

This well-maintained building features 15 duplex apartments, a rooftop cell site, bonus rentable basement community/fitness space, a rooftop terrace, and select units with river views, offering a diverse range of amenities designed to maximize rents.

Residents enjoy convenient access to shopping, dining, entertainment, and public transportation, including the Ludlow Metro-North station, just a 10-minute walk away.

The building includes two elevators, with all common areas and covered parking fully sprinklered by a "wet" system. Two standpipe systems enhance fire safety throughout.

Security is bolstered by 12 cameras, with controlled access to the rear parking lot via a security gate with card/fob entry. The large lobby, which includes Amazon drop boxes, leads to the rear parking.

The rooftop T-Mobile cell site is scheduled to generate rental income in 2028, and the vacant community center and former fitness area offer future reuse potential.

\$1,636,216  
Gross Income

63,428  
Total SF

\$1,005,967  
Net Operating Income

63  
Units

Residential Rents:  
\$2,149/month /unit  
\$546 /month /room

**Future  
Cell Site  
Income**

The building is equipped with a Hercules-managed laundry facility and heated by 14 daisy-chained, gas-fired boilers that also provide hot water. Two alternating steam pumps extend longevity. The updated electrical system supplies 60 amps per residential unit.

Two master gas meters service the boilers and kitchen stoves, and the building includes two stairwells, each with fireproof, self-locking doors for added safety.

This unique investment combines strong rental demand with a well-maintained, high-performing, free-market asset in a city that has not adopted the Good Cause Eviction law.

### FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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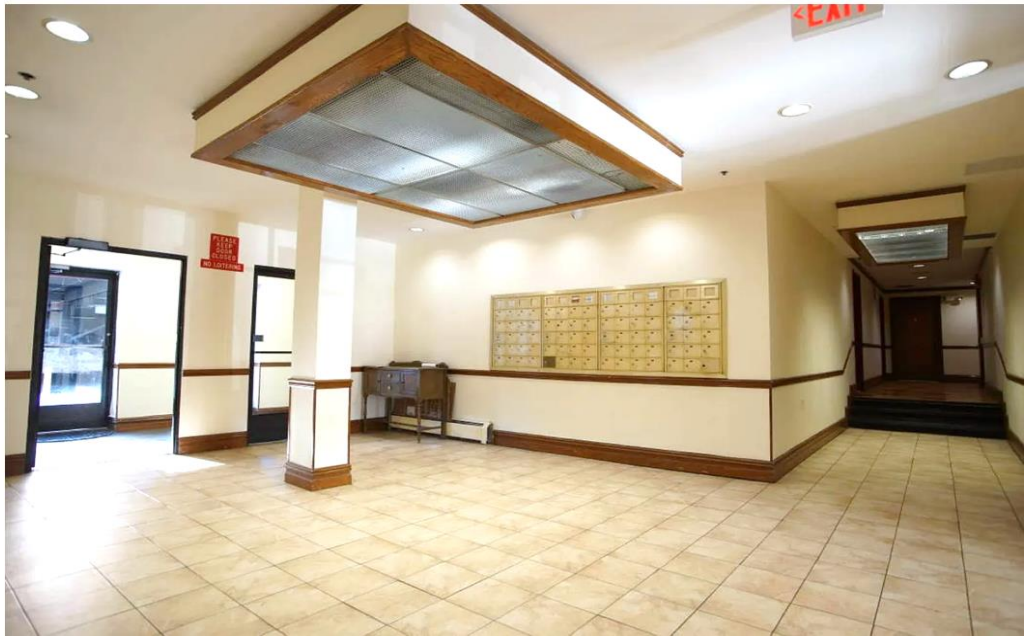
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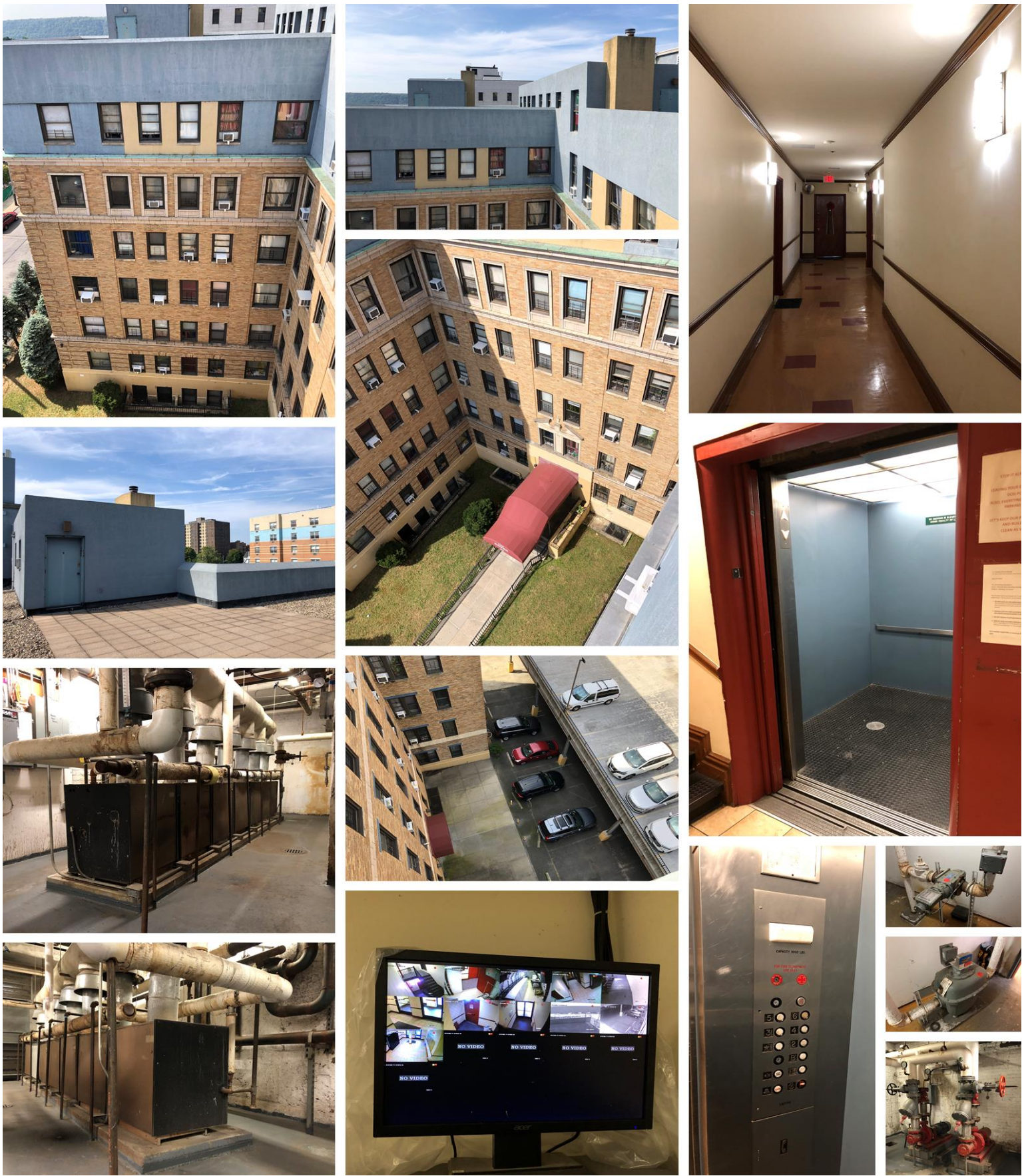
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