

TWO CONNECTED 3-STORY WALKUPS W/ SOLID INCOME AND RECENT UPGRADES IN YONKERS' MCLEAN HEIGHTS

CLOSED – SEP/17/2025

SALE PRICE
\$860,000

9.0%
CAP

5.5
x Rent

\$96K
/Unit

\$96
/SF

80 & 82 Lawrence Street, Yonkers — Team Lala of RM Friedland recently facilitated the sale of these two three-story walkup buildings located in The City of Yonkers. Combined, the buildings offer nine apartments.

Both front stairways were upgraded with newer brick and stone stoops after municipal infrastructure improvements tied to the construction of a school across the street, which also included upgraded gas lines to the subject property. The buildings also feature a steel entry door for added protection. Security is enhanced by a nine-channel camera system throughout the property, with eight of the cameras currently operational. Inside, the buildings feature wood staircases, skylights in both 80 and 82 Lawrence, and tile flooring in efficient entryways.

All apartments are stabilized and feature a three-bedroom railroad layout, with one bathroom and two egress points. Five of the nine units have been upgraded with new vinyl tile flooring. Constructed in 1910, these well-maintained buildings are connected at the basement level and share

major mechanical systems, including a single steam gas boiler and two 100-gallon water tanks that operate in parallel. Electric and gas meters for both buildings are consolidated in 80 Lawrence. Apartments in 82 Lawrence contain their own panels, while panels for 80 Lawrence apartments are located in the basement. The property also includes a shared back courtyard with a small contractor's shed.

Tenants are close to Broadway & McLean shopping and transportation options, and St. Joseph's Hospital is a short walk or drive away.

The purchaser acquired a turn-key multifamily investment in a convenient and well-connected Yonkers neighborhood. With updated mechanical systems, essential capital improvements, the asset presents immediate income and long-term upside in a market where multifamily demand remains strong.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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80 & 82 LAWRENCE STREET



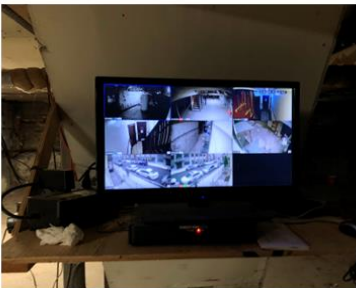
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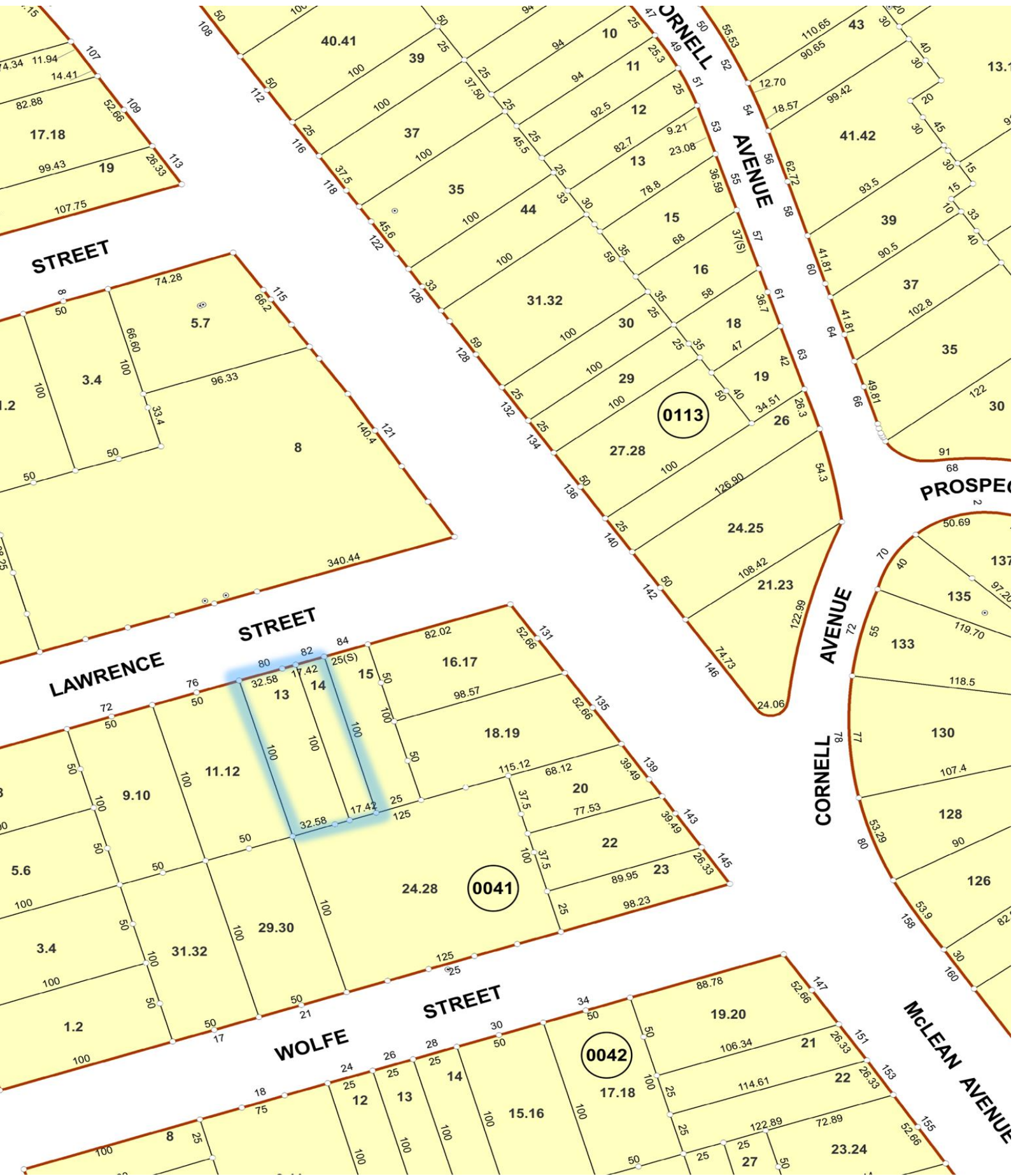
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