



917-921 VIOLET AVE

917-921 VIOLET AVE, HYDE PARK, NY 12538

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$474,990
Building Size:	2,220 SF
Available SF:	
Lot Size:	31,363 SF
Number of Units:	3
Price / SF:	\$213.96
Cap Rate:	9.93%
NOI:	\$47,180
Year Built:	1934
Zoning:	N

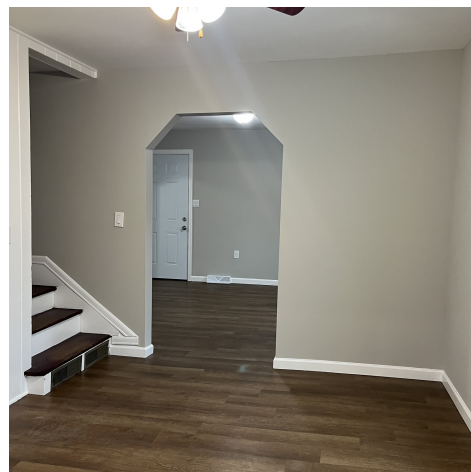
PROPERTY OVERVIEW

Welcome to this exceptional multi-unit property, boasting a meticulously renovated main house in 2024, ensuring contemporary comfort and style. With a gross rental income of \$57,000 and minimal expenses, this investment opportunity promises lucrative returns. Upon arrival, you'll be greeted by a newly paved driveway, offering both convenience and aesthetic appeal. The main house stands as the centerpiece of this property, exuding charm and sophistication with its recent renovation. Step inside to discover modern finishes, ample living space, and an inviting atmosphere that tenants will love to call home. Outside, a sprawling backyard awaits, providing residents with a private oasis to relax and unwind. Whether it's hosting gatherings, gardening, or simply enjoying the fresh air, this expansive outdoor space offers endless possibilities. Don't miss your chance to own this income-generating gem, where every detail has been thoughtfully curated for maximum appeal and profitability. Take advantage of this opportunity to invest in a property that combines both luxury and financial success. Schedule your viewing today and prepare to make this multi-unit property a cornerstone of your real estate portfolio.

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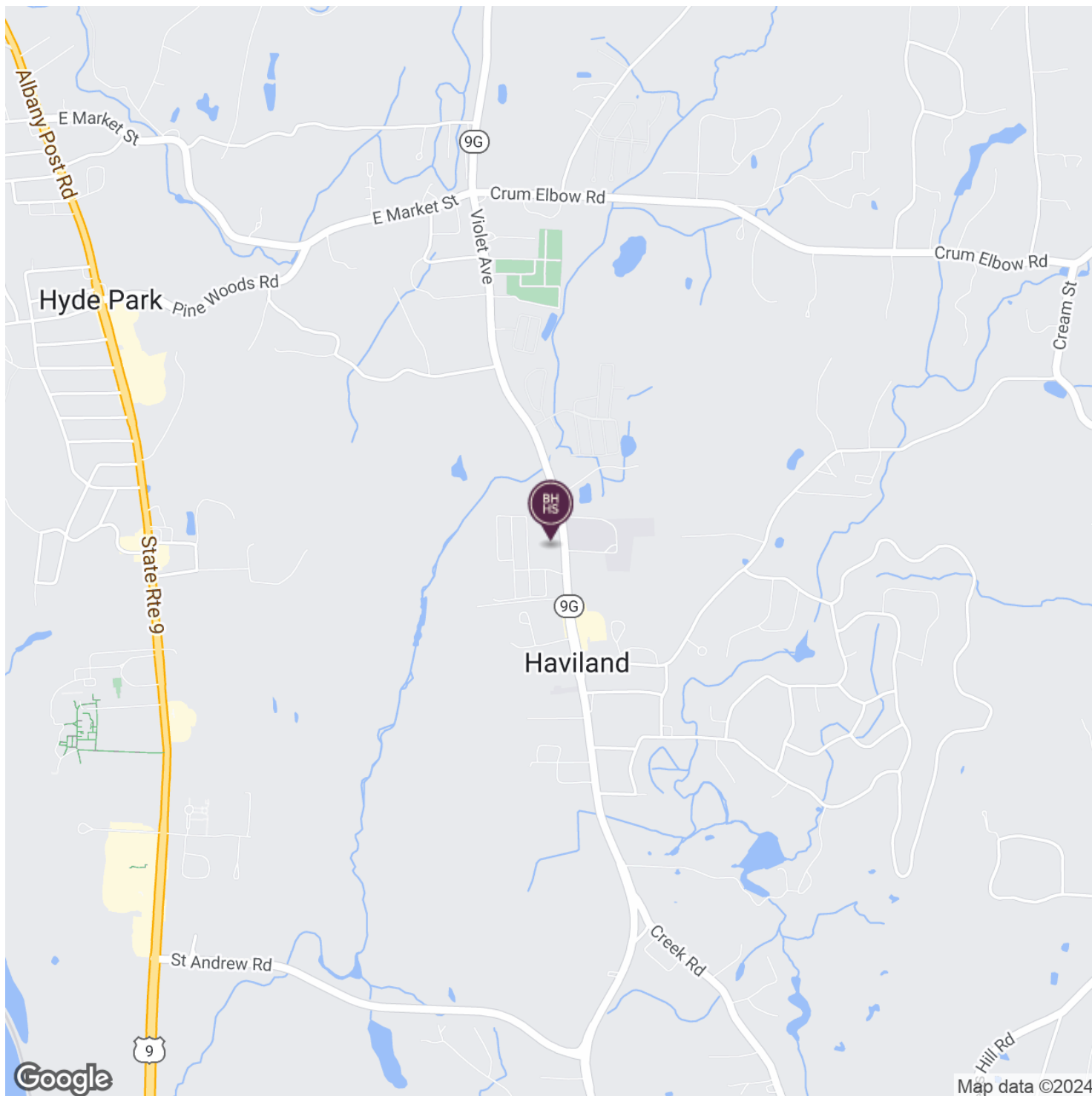
ADDITIONAL PHOTOS



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LOCATION MAP



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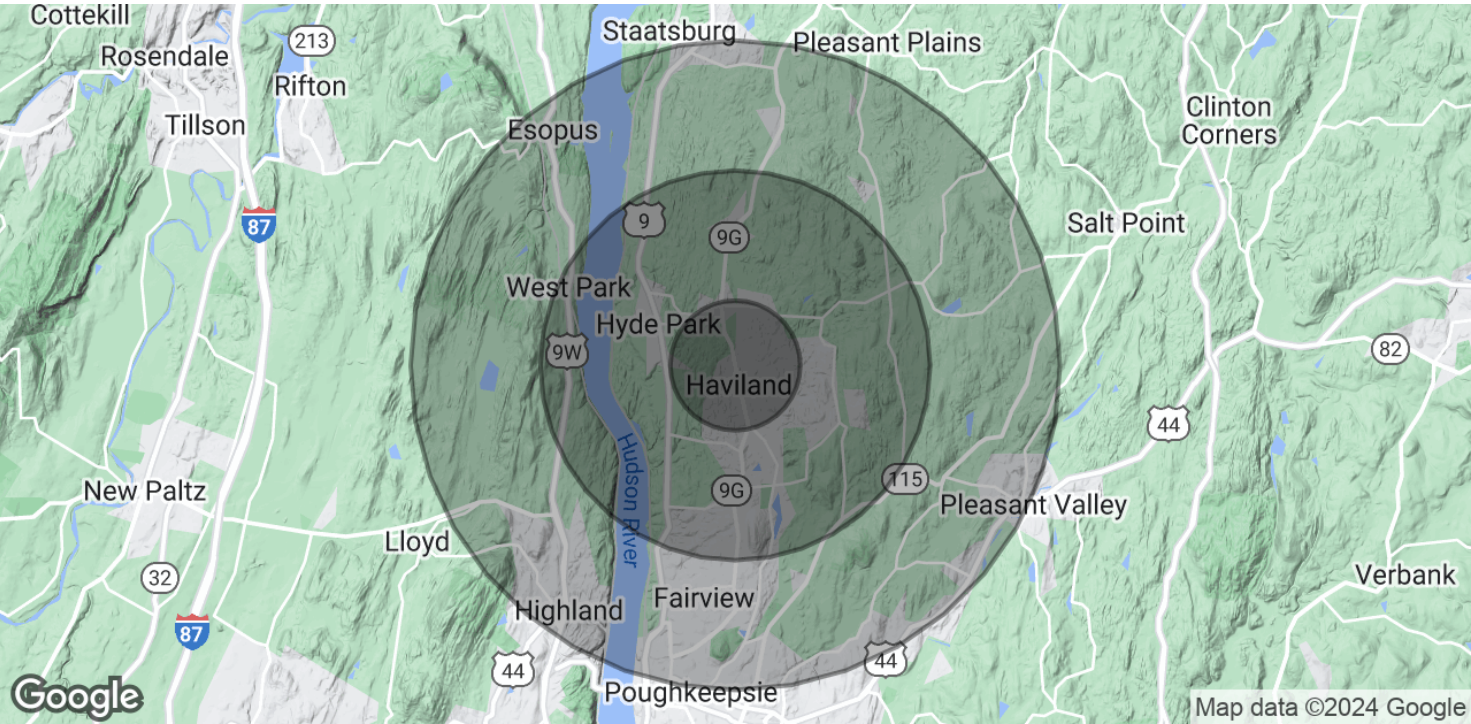
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,225	16,937	52,464
Average Age	52.2	40.7	38.6
Average Age (Male)	46.4	38.5	37.8
Average Age (Female)	53.3	42.5	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,142	6,707	21,390
# of Persons per HH	1.9	2.5	2.5
Average HH Income	\$74,371	\$90,435	\$76,636
Average House Value	\$209,077	\$230,701	\$210,501

2020 American Community Survey (ACS)