

FOR SALE

HUNT
Since 1911

COMMERCIAL



**9%
cap rate!**

TWO REMODELED RIVERSIDE DOUBLES

362 & 376 Ontario Street, Buffalo NY 14207



362 ONTARIO STREET

Two fully remodeled 3 bedroom apartments with unoccupied storefront ▪ 7,462 +/- SF ▪ good condition ▪ outdoor patio ▪ new kitchens and bathrooms ▪ tenants pay gas & electric.



376 ONTARIO STREET

Two fully renovated 3 bedroom apartments ▪ 2,000 +/- SF plus 2-car garage ▪ new kitchens and bathrooms ▪ needs sidings ▪ tenants pay gas & electric.

Alan T. Hastings

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**HUNT Commercial
Real Estate Corp.**

The Hastings Group

403 Main Street, Suite 400
Buffalo, New York 14203



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hastings real estate
**SALE
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886-DEAL**

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Buffalo, New York 14203

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INCOME AND EXPENSES

362 & 376 Ontario Street, Buffalo NY 14207

362 ONTARIO STREET

INCOME:

LOWER – \$800/month + utilities

UPPER – \$900/month + utilities

VACANT STORE – \$0

\$20,400

EXPENSES:

RE TAXES – \$2,093

BUILDING INSURANCE – \$1,201

WATER – \$1,153

REPAIRS & MAINTENANCE (5%) – \$1,153

MANAGEMENT (5%) – \$1,153

VACANCY (5%) – \$1,153

\$7,327

NET OPERATING INCOME – \$13,073

376 ONTARIO STREET

INCOME:

LOWER – \$975/month + utilities

UPPER – \$900/month + utilities

VACANT STORE – \$0

\$22,500

EXPENSES:

RE TAXES – \$1,668

BUILDING INSURANCE – \$1,069

WATER – \$826

REPAIRS & MAINTENANCE (5%) – \$1,125

MANAGEMENT (5%) – \$1,125

VACANCY (5%) – \$1,125

\$6,938

NET OPERATING INCOME – \$15,562

TOTAL NET OPERATING INCOME – \$28,635



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