

Three Unit
Investment Property



NEDDE

real  estate

Income Producing

This unique Essex Junction property offers 2 offices with separate apartment, all currently leased with great cash flow. Flexible zoning allows for conversion to more office, apartments and more. Features ample off street parking. Don't miss this opportunity to own an investment property close to 5 Corners restaurants, shops and amenities.

Offered

For Sale \$445,000
Property Type Office/Apartment
Square Footage..... 4,436+/- SF
Acreage34+/- Acres

2015 Net Operating Income Calculation

INCOME

\$30,000 Office #1
\$23,000 Office #2 + Apartment
\$53,000 TOTAL RENTS

EXPENSES

\$8,849.93 Taxes
\$1,392 Insurance
\$2,576.12 Electricity
\$2,208.90 Gas
\$575.83 Water/Sewer
\$468 Trash Removal
\$16,070.78 TOTAL EXPENSES

NET INCOME: \$36,929.22

16 Railroad Street
Essex Junction, VT
For Sale



