

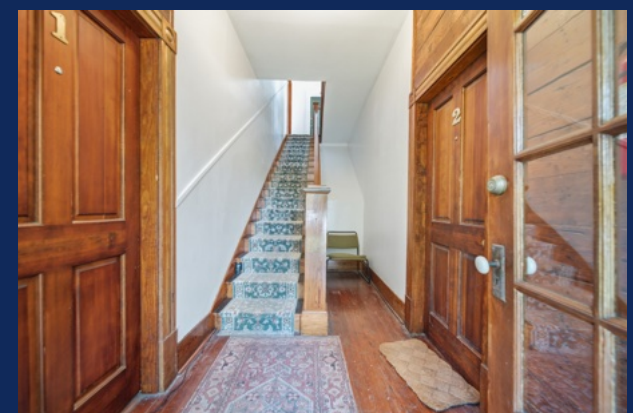
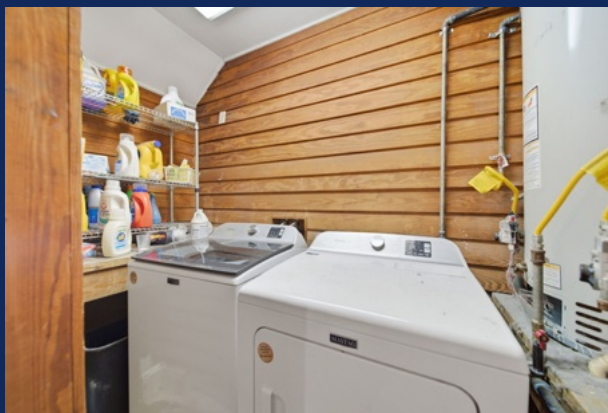


840 CORTLANDT

- Prime Heights Location
- Lot 8,580 ft²
- Main Bldg 4,116 ft² (6 Units)
- Garage 1,296 ft² (2 Units)
- Gas and Electric Metered Separate
- Gross Rent \$9,675/mo at full occupancy
- Designated Historic and Commercial
- Parking for 8+ vehicles off street
- Alley access

840 CORTLANDT

Exterior Photos

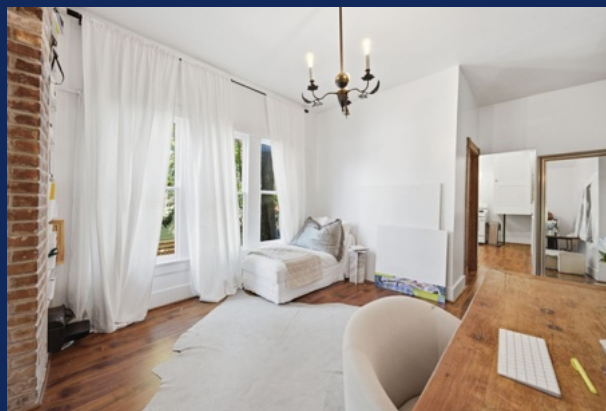
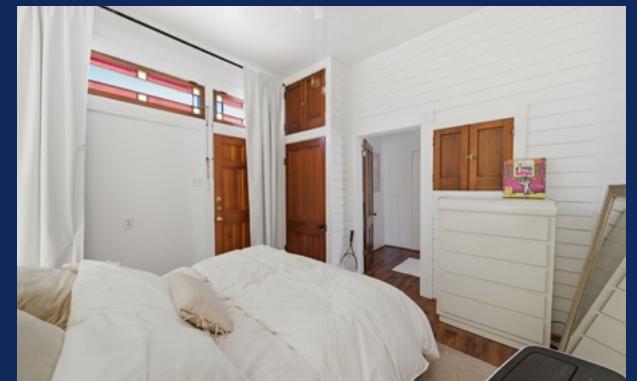
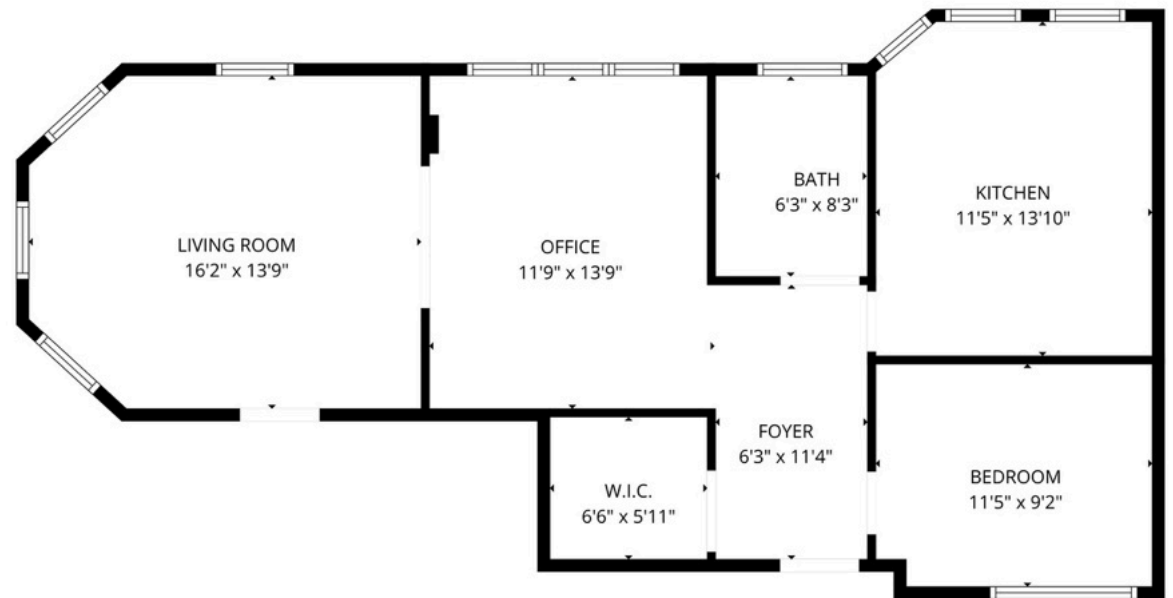


840 CORTLANDT UNIT 1

ground floor, north side

Specs:

- 1 Bed/1 bath
- Rent \$1,400
- Lease Expires 1/27
- 2 AC-Heat Window Units (2024)
- Tank Water Heater (2024) shared

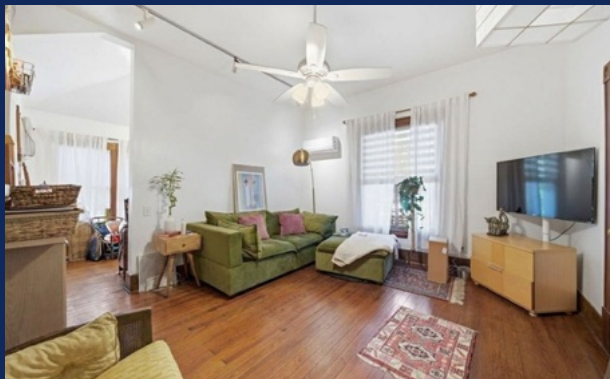
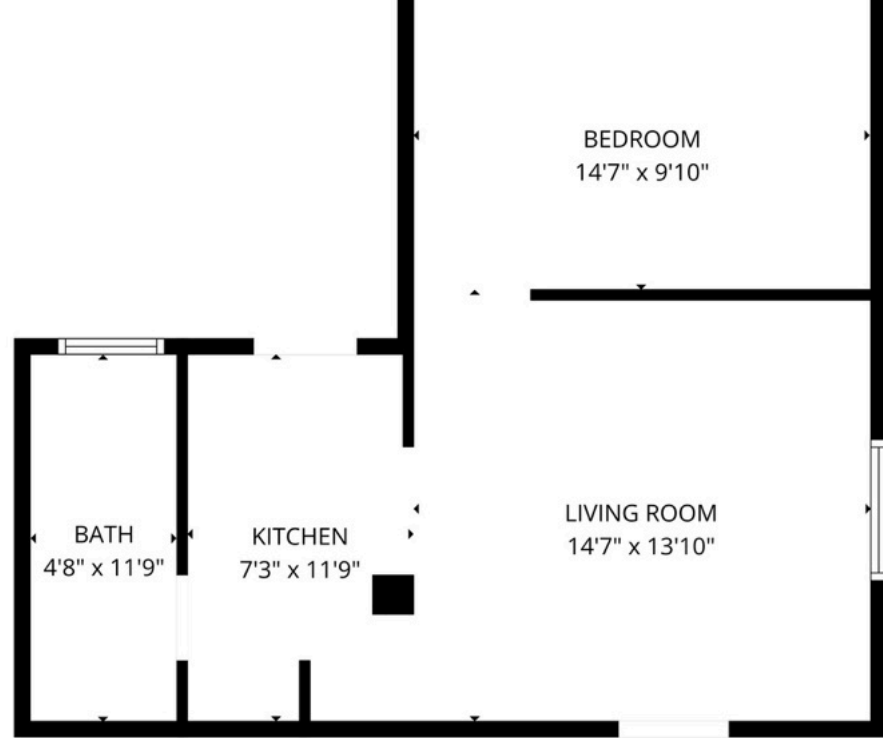


840 CORTLANDT UNIT 2

ground floor, south side

Specs:

- 1 Bed/1 bath
- Rent \$1,300
- Lease Expires 3/27
- Minisplit (2026) + AC-Heat Window (2024)
- Tank Water Heater (2024)

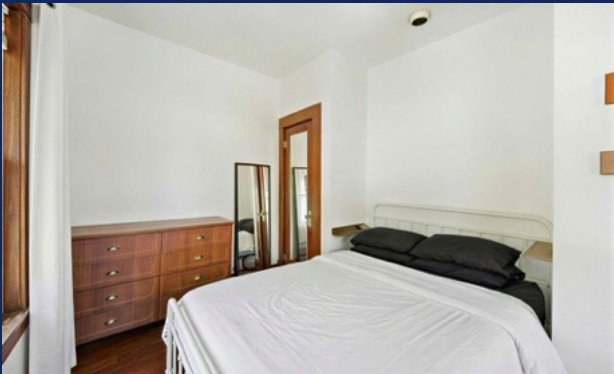
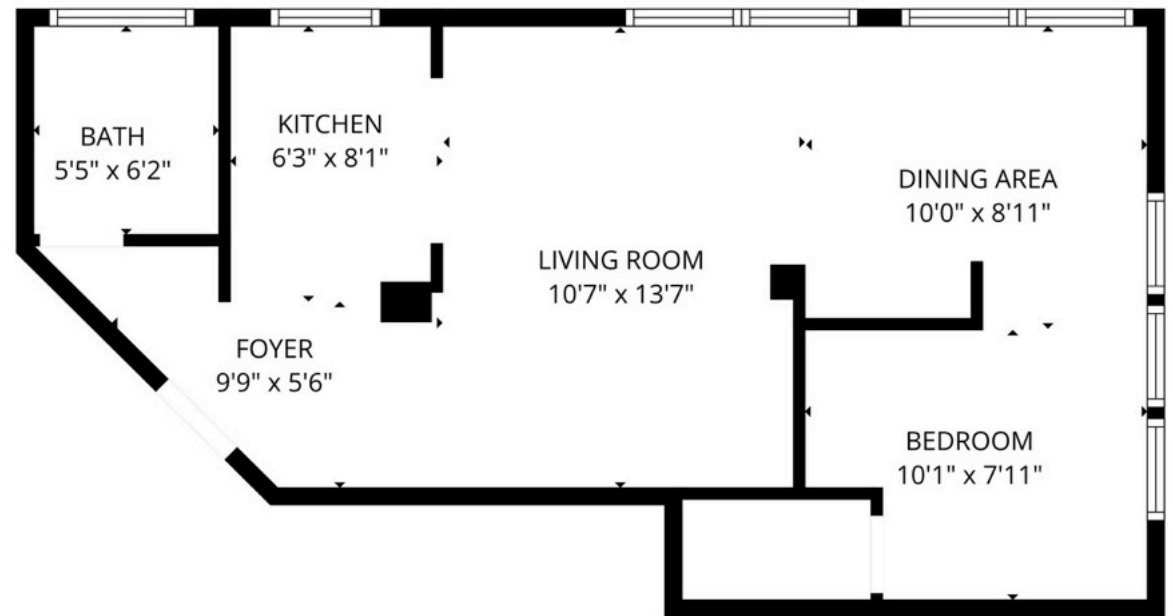


840 CORTLANDT UNIT 3

upstairs, south side

Specs:

- 1 Bed/1 bath
- Rent \$1,225
- Lease Expires 8/26
- Central Air (2022)
- Tankless Water Heater (2011)

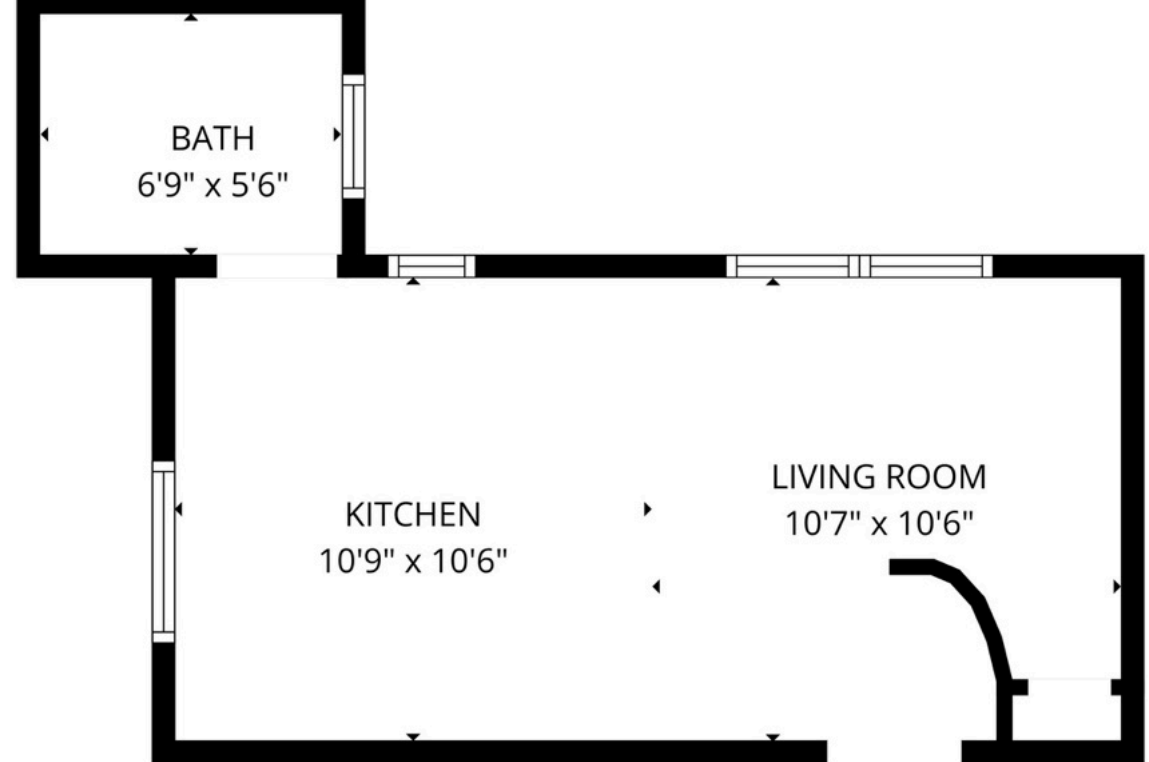


840 CORTLANDT UNIT 4

upstairs, back of home

Specs:

- Studio Efficiency
- Rent \$900
- Vacant
- Mini Split (2025)
- Tank Water Heater (2024) shared

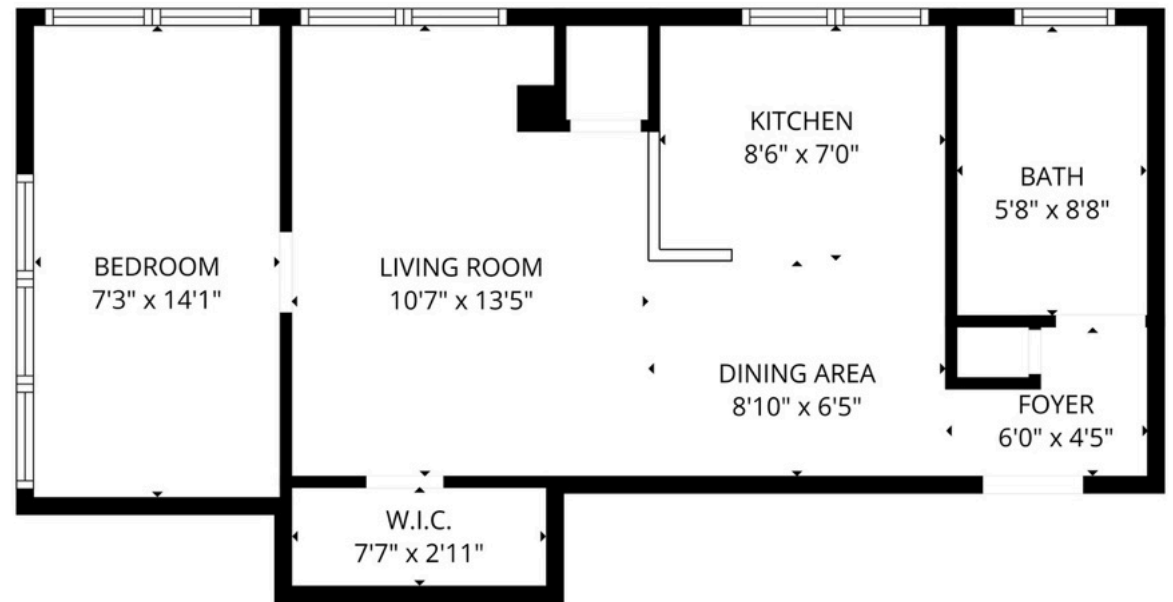


840 CORTLANDT UNIT 5

upstairs,

Specs:

- 1 Bed/1 bath
- Rent \$1,350
- Lease Expires 3/27
- Central Air (2022)
- Tankless Water Heater (2013)

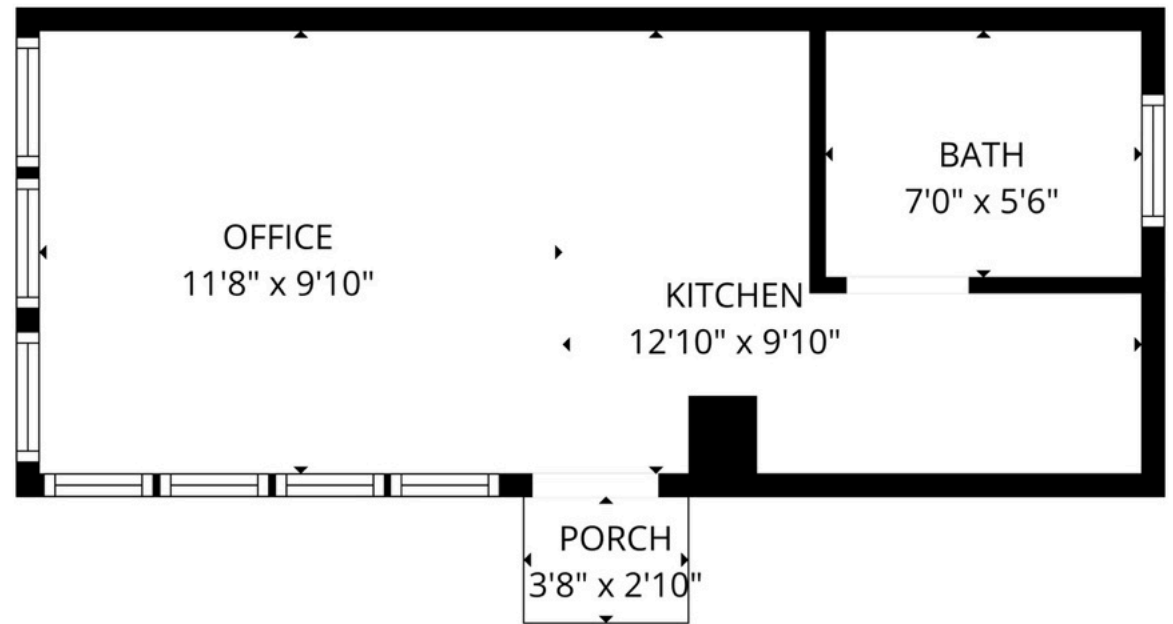


840 CORTLANDT UNIT 6

ground floor, back of home

Specs:

- Studio Efficiency
- Rent \$900
- Vacant
- AC- Heat Window Unit (2024)
- Tank Water Heater (2024) shared

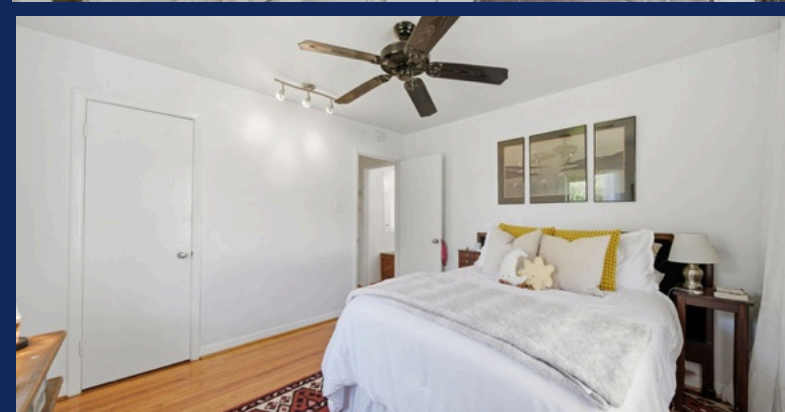
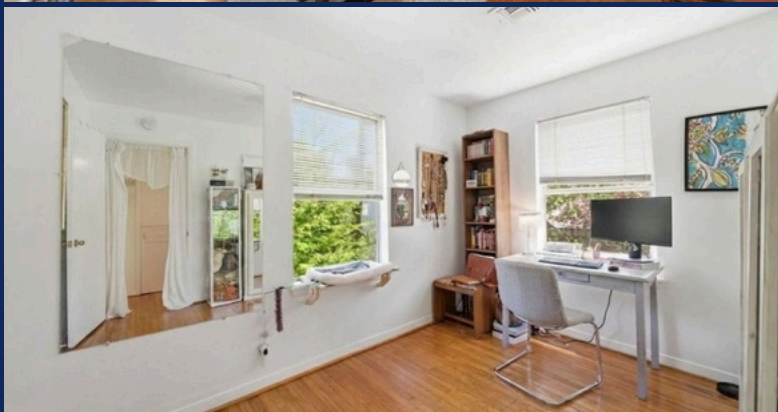
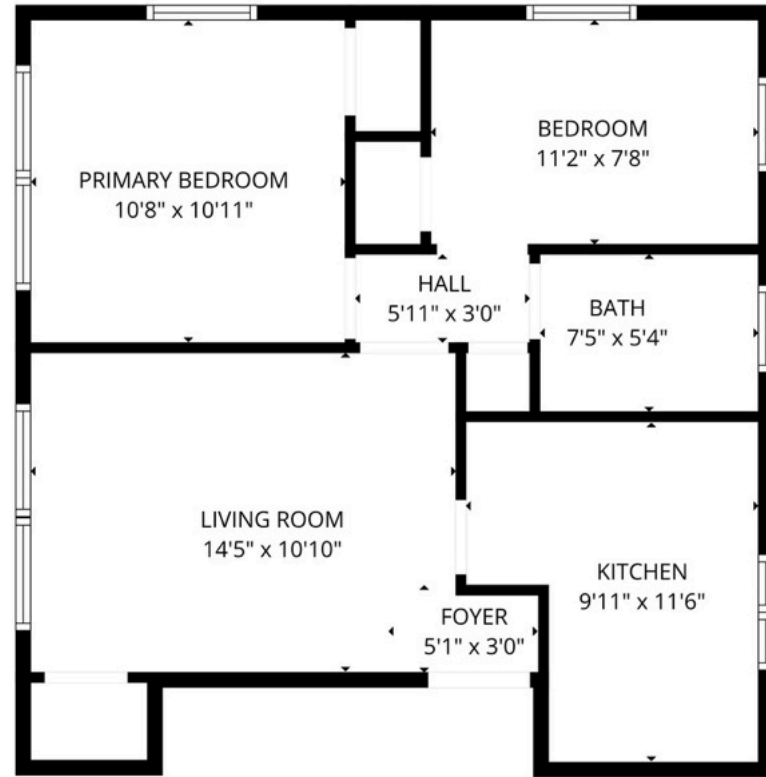


842 CORTLANDT UNIT 1

above garage – north side

Specs:

- 1 Bed + Study
- Rent \$1,300
- Lease Expires 8/26
- Central Air (2022)
- Tank Water Heater (2024)



842 CORTLANDT UNIT 2

above garage - south side

Specs:

- 1 Bed + Study
- Rent \$1,300
- Lease Expires 8/26
- Central Air (2022)
- Tank Water Heater (2024)

