



CAROLE NOVICK REALTY, INC.

6 CHAMBERLAIN COURT
POMONA, NEW YORK 10970
Carole@CaroleNovickRealty.com

(845) 638-1600
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www.CaroleNovickRealty.com



61 Herrick Ave Spring Valley, NY 10977

Style:	2-Story	Square Footage:	3278
Bdrms:	8	Projected Closing:	To agree
Year built:	1920+-	Taxes:	\$11,461
Exterior:	Frame	School District:	East Ramapo
Heating:	Hot water & Forced Air	Elementary:	Elmwood & Margetts
Property Size:	.35	Middle:	Chestnut Ridge
Bathrooms:	3.5	High:	Spring Valley

Three-Family home

All apartments have direct entrances so no interior hallways.

Tenants pay utilities except for water.

Landlord does mowing & tenants plow.

Plenty of off-street parking.

Situated in Town of Ramapo in R-15C zone.

Prime property for re-development.

Low Taxes \$11,461 includes 2021 Town tax amount.

Leases are flexible.

Current income with 2 apartments is \$42,300/year.

Additional income of \$21,600 if apt 3R is rented at \$1800/month.

Level property, just south of Maple Ave.

Apt 3R: 2-3 bedroom left, rear, main floor.

Apt #1F: front & side entrance 1.5 baths.

Apt #2: 2nd floor with access from right side of building.

61 Herrick Apt #3R Interior <https://youtu.be/QfW6HzMuJck>

61 Herrick Exterior <https://youtu.be/Rkzr-8jsNRU>

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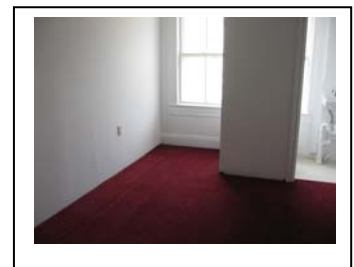
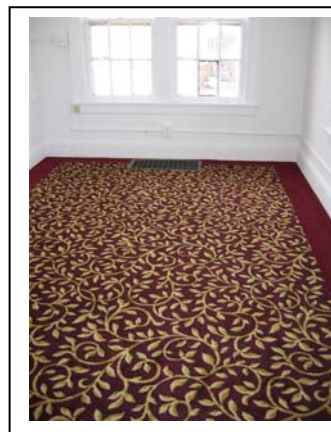


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61 Herrick Ave Apt 1F with 1 1/2 baths.



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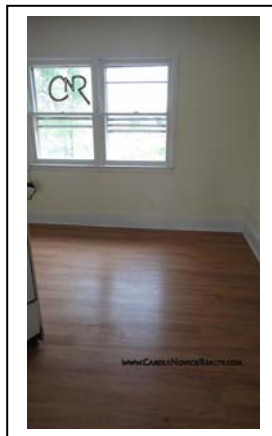
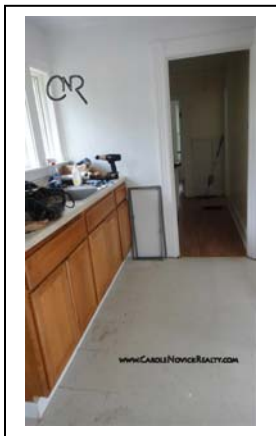


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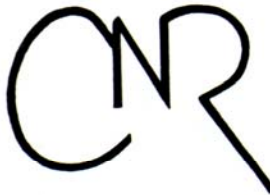
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61 Herrick Ave Apt #2



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Main level, rear apartment #3R



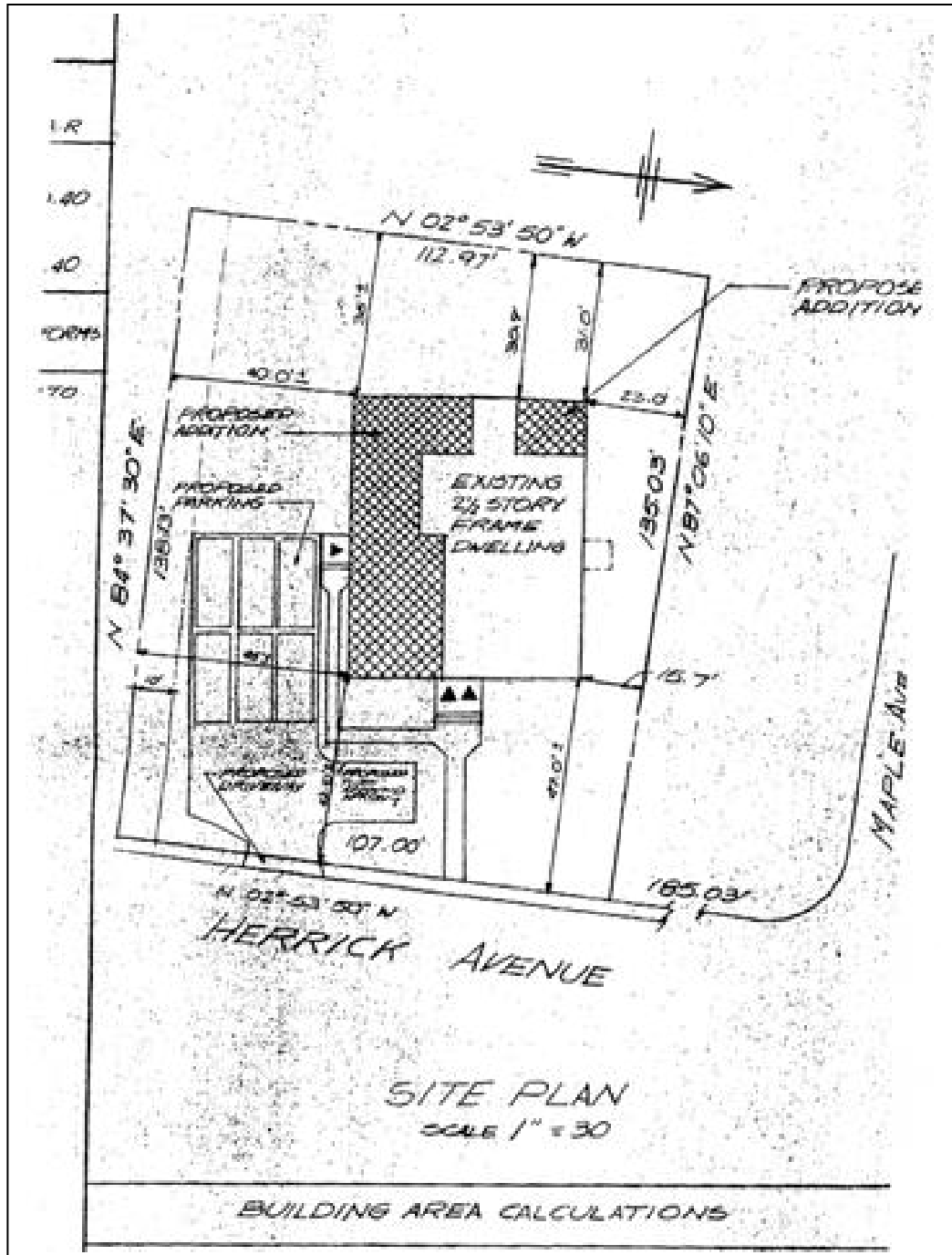
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