

# Hudson Valley Shopping Center

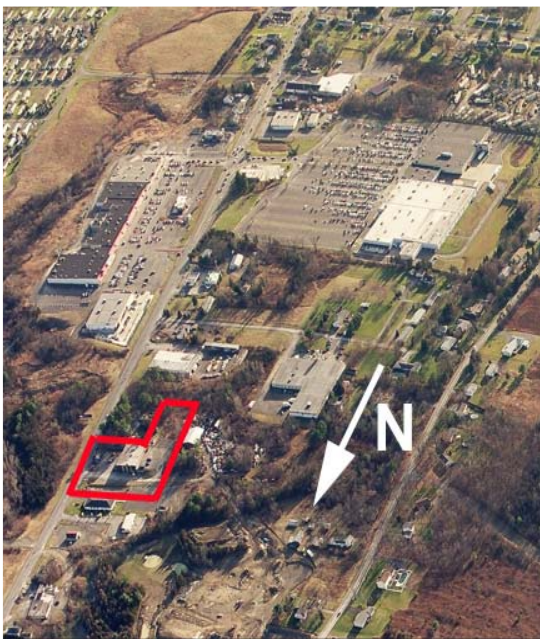
Route 9 - Columbia County— Hudson, NY

6,500 SF Retail + 6,500 Second Level Offices = 13,000 SF

**Second Level Has On Grade Entrance and Parking Lot**



Upper level



**Please Be Discreet  
Do Not Speak to Anyone  
On Premises**

For Sale

**\$1,550,000 = 9% Cap Rate**

**Great Purchase Opportunity**

Present Configuration 5 Retail Units + 2 Office Spaces

Rental Income	\$	183,336.00	Utilities	\$	12,000
Additional Income			RE Tax	\$	23,000
Tax	\$	12,800.00	Snow Plow	\$	2,500
CAM	\$	4,000.00	Superintendant	\$	1,200
			insurance	\$	3,000
			R&M	\$	2,000
<b>Net Income</b>	<b>\$</b>	<b>139,636.00</b>	<b>Total</b>	<b>\$</b>	<b>43,700</b>

**For Private Showing Call:**  
**Paul G. W. Fetscher CCIM, SCLS**  
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**Sale Price**  
**Under \$120/SF**

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice