

10 SALLY LANE

10 SALLY LN, RIDGE, NY 11961

\$950,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Excellent Investment Opportunity. Legal (by CO) three family house with great income. Well maintained and updated with all newer kitchens and baths, newer roof and oil burners. Tenants pay for their own electric and heat, owner pays for taxes, water and insurance (low maintenance expenses). Currently fully Tenanted; Apt. 1 pays \$2650/mo. Apt. 2 & 3 each pay \$2350/mo. NOI close to \$70,000 per year. (pro-forma is attached). House is located in a quiet residential area, on a large .75 acre semi-wooded lot, private off street parking in the rear and close to major highways and LIRR.

Basement: Partial,
Basement: Unfinished,
Cooling: No A/C,
Heating - Fuel Type: Oil,
Kitchen Features: Eat-in Kitchen,
Lot Description: Level

\$950,000



A rare find in Suffolk county, centrally located (near two major highways) don't miss this opportunity for generating passive income.



