MONROE AVENUE INVESTMENT PROPERTY

FEATURES :

5 PROPERTIES ASSORTED WITH 6 MIXED-USE BUILDINGS

- 26 TENANTS IN PLACE (17 RESIDENTIAL UNITS & 09 COMMERCIAL UNITS)
- OVER $600,000.00 OF RENT INCOME ALONE + 6 LAUNDRY MACHINE COINS
- LOW MAINTENANCE EXPENSES WITH TENANTS PAYING FOR THEIR OWN UTILITILES
- UP TO $750.00 OF MONTHLY DISPOSAL FEE REFUNDED BY TENANTS
- 2 VERY LARGE PARKING SPOTS ACOMMODATING BOTH THE COMMERCIAL AND RESIDENTIAL UNITS

649-657 MONROE AVE : UTILITILES LOCATED IN THE BASEMENT / ROOF ACCESS TRHU LATCH CEILING – BUILT IN 1912 – HISTORICAL BUILDING

- 1ST FLOOR : 2 COMMERCIAL UNITS
  - 649-651 MONROE AVE : VACANT COMMERCIAL SPACE FOR LEASE WITH BASEMENT UNIT
  - 655-657 MONROE AVE : FASTFOOD RESTAURANT (HALAL SPOT) WITH BASEMENT UNIT
- 2ND FLOOR (ENTRANCE FROM 6 BOARDMAN ST) : 4 RESIDENTIAL UNITS WITH LAUNDRY AREA AND LAUNDRY SINK IN BASEMENT AREA
  - UNIT 1 : 1 BEDROOM
  - UNIT 2 : 2 BEDROOM
  - UNIT 3 : 2 BEDROOM
  - UNIT 4 : 1 DEBROOM

667-671 MONROE AVE : 20 PARKING SPOTS BRAND-NEW PAVING ON 09/2026

- 1ST FLOOR : 1 COMMERCIAL UNIT & 1 RESIDENTIAL UNIT WITH UTILITIES LOCATED IN BASEMENT AREA
  - 667-671 MONROE AVE : FASTFOOD RESTAURANT (SUBWAY)
  - UNIT 13 : 3 BEDROOM
- 2ND FLOOR : 3 RESIDENTIAL UNITS WITH LAUNDRY AREA
  - UNIT 14 : 2 BEDROOM
  - UNIT 15 : 2 BEDROOM
  - UNIT 16 : 1 BEDROOM
- 2.5 FLOOR : ATTIC

673-677 MONROE : ROOF ACCESS THRU 2ND FLOOR STAIRCASE // 08 PARKING SPOTS BRAND-NEW PAVING ON 09/2026 – BUILT IN 1906 – HISTORICAL BUILDING

- 1ST FLOOR : 3 COMMERCIAL UNITS
  - 673 MONROE AVE : RETAIL STORE (METRO PCS)
  - 677 MONROE AVE : CONVINIENCE STORE (MONROE MART & DELI)
  - 1 SUMNER PARK : VACANT COMMERCIAL SPACE FOR LEASE
- 2ND FLOOR (ENTRANCE FROM 1 SUMNER PARK) : 8 RESIDENTIAL UNITS WITH LAUNDRY AREA AND CLOSET WITH LAUNDRY SINK

- UNIT 5 : 1 BEDROOM
- UNIT 6 : 1 BEDROOM
- UNIT 7 : STUDIO
- UNIT 8 : 1 BEDROOM
- UNIT 9 : STUDIO
- UNIT 10 : 1 BEDROOM
- UNIT 11 : 1 BEDROOM
- UNIT 12 : 1 BEDROOM

701 MONROE AVE : 25 PARKING SPOTS BRAND-NEW PAVING ON 09/2026

- 687 MONROE AVE : 1 COMMERCIAL UNIT & 1 RESIDENTIAL DWELING
  - 1ST FLOOR : TAKE-OUT RESTAURANT (CANTON KITCHEN)
  - 2ND FLOOR (ENTRANCE FROM 689 MONROE AVE) : 2.5 STORY 3 BEDROOM DUPLEX
- 691 MONROE AVE : 1 COMMERCIAL UNIT
  - 1ST FLOOR : FASTFOOD RESTAURANT (DOGTOWN'S HOT) – HISTORICAL LANDMARK
- 701 MONROE AVE : 1 COMMERCIAL UNIT
  - 2 STORY COFFEE SHOP &BAKERY (HYDRA COFFEE HOUSE)

19 WILCOX ST : VACANT LAND USED AS PARKING

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