

# \$849,000 - 48 Alder Street, Yonkers

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MLS® #H6311834

**\$849,000**

6 Bedroom, 2.00 Bathroom, 2,694 sqft

Residential Income on 0.08 Acres

Park Hill, Yonkers, NY

Don't miss your chance to make this delightful Yonkers residence your own – schedule a showing today and experience the charm and convenience of 48 Alder Street! "Discover the perfect investment opportunity in the heart of Yonkers with this spacious multi-family home located at 48 Alder St. This property features two units, each offering 3 bedrooms and 1 bathroom, ideal for maximizing rental potential. The interior spans a generous total of 2,694 sqft, providing ample space for comfortable living. First floor unit recently remodeled."

Financially appealing, this property includes a finished basement that boasts additional rental income \$700 a month for storage with 2 rooms. Conveniently enhance your investment with extra earnings from 4 parking garages at \$200 each and a boat parking at \$250 a month. Total monthly income \$6650. A true multi family investment money tree generating close to \$80k a year in income.

Built to last, the residence is equipped with a gas furnace that's only two years old, ensuring efficient heating and reduced maintenance concerns. The practical layout and sturdy construction of this home promise a low-maintenance, high-yield investment.

Location is key, and this property does not disappoint. It's conveniently nestled near essential amenities and transportation links. Yonkers Middle High School lies within a short



distance, making it an attractive option for families. Access to the Metro-North Station at Yonkers is just over a mile away, providing easy commutes to Manhattan. Daily necessities can be met at the nearby Food town of Linden St., and for leisure, Tibbetts Brook Park offers lush greenery and outdoor activities close to home.

This is more than just a property; it’s a chance to invest in a thriving Park Hill community and gain substantial returns from a well-positioned multi-family home. Don’t miss out on this exceptional opportunity at 48 Alder Street, where potential meets profitability in an ideal locale.

CAN BE DELIVERED VACANT Additional Information:  
Amenities:Storage,ParkingFeatures:4+ Car Detached

Built in 1924

Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | H6311834           |
| Price          | \$849,000          |
| Sold Price     | \$849,000          |
| Date Sold      | May 9th, 2025      |
| Bedrooms       | 6                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 2,694              |
| Acres          | 0.08               |
| Taxes          | \$8,565            |
| Year Built     | 1924               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Closed             |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48 Alder Street    |
| Subdivision | Park Hill          |
| City        | Yonkers            |
| County      | Westchester County |
| State       | NY                 |
| Zip Code    | 10701              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park                    |
| Utilities      | Trash Collection Public |
| Parking Spaces | 6                       |
| Parking        | Detached                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior          | Hardwood                  |
| Interior Features | Eat-in Kitchen            |
| Heating           | Radiant                   |
| Cooling           | Wall/Window Unit(s)       |
| Has Basement      | Yes                       |
| Basement          | Walk-Out Access, Finished |

### Exterior

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Near Public Transit, Near School, Near Shops, Corner Lot |
| Exterior        | Brick, Stucco                                            |

### School Information

|            |                                 |
|------------|---------------------------------|
| District   | Yonkers                         |
| Elementary | Yonkers Early Childhood Academy |
| Middle     | Yonkers Middle School           |
| High       | Yonkers High School             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2024 |
| Days on Market | 104            |
| Levels         | Two            |

### Listing Details

|                     |                           |
|---------------------|---------------------------|
| Listing Courtesy of | HomeSmart Homes & Estates |
|---------------------|---------------------------|

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