



Re-attached

277 Grand Street

Commercial (5 Units)



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General Information

Tax ID	10-1-16
Building Size	5,250 sq ft
Lot Size	3,080 sq ft
Year Built	1900
Financing	Commercial Financing
Tenancy Status	Tenanted
Seller Offering	2% buyer agent commission

Income (Monthly)

Unit A Studio	\$1,325	Month to month Security Deposit \$1,200
Unit B Studio	\$1,400	Lease Ends Jun 30, 2027 Security Deposit \$1,130
Unit C 2 Bed, 1 Bath	\$2,320	Month to month Security Deposit \$2,320
Unit D 3 Bed, 1 Bath	\$2,015	Lease Ends Nov 30, 2026
Unit E 3 Bed, 1 Bath	\$2,433	Month to month Security Deposit \$2,064

Expenses (Annual)

County & City Taxes 2026	\$20,788.19
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School & Library Taxes 2026/27	\$9,028.39
Sanitation Fee 2026	\$2,222.52
Repairs & Maintenance	\$4,500
Management Fee	\$6,326
Utilities	\$6,000

Landlord pays for sanitation, water and all of the Central Hudson bills

Additional Notes

- This property is located in the East End Historic District! ([check map](#))
Relevant tax programs are the 444A Tax Exemption ([here](#)) and the SHPO
Tax Credit Program ([here](#))
- Roof was redone in 2022
- Additional sixth top-floor space ready for renovation

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Reattached Real Estate
169 ½ Liberty Street, Newburgh NY 12550
office@reattached.team
Tel: 845-420-8965