



**Troy Towers**  
380 Mountain Road  
Union City, NJ



**BUILDING INFORMATION**

- Property type: Cooperative apartment corporation
- Onsite managing agent, concierge, superintendent, full maintenance and security staff
- Total # of floors: 22
- Total # of apartments: 315
- Percent owner occupied: approx. 85%
- Percent Sponsor owned: < 1%
- Maximum financing allowed: 80%
- Three years subleasing allowed after three years' ownership
- Monthly maintenance includes real estate taxes, all utilities, central A/C, heat, water, electricity
- IO Basic Cable TV contract provides 2 boxes for \$38/mo.
- Maintenance is approx. 36% tax-deductible
- NY/Port Authority buses at front door during rush hour
- Free rush hour shuttles to PATH, Light Rail, and NY Waterway Ferry
- 3 short blocks to all-day/eve NYC and Hoboken PATH buses
- Fitness room available on premises for \$240/yr.
- Garage available on premises for \$150/mo.
- Free limited storage available to residents on each floor
- Private on-site storage available for approx. \$80/mo.
- Free use of seasonal swimming pool
- Bike storage \$40/yr.
- Community herb garden available for all residents' use
- Renovated granite lobby
- Weekday dry cleaning pickup/drop-off service available
- Pet policy: No dogs

