

## VACANT MIXED-USE BUILDING IN PRIME RIDGEWOOD



### 71-08 FRESH POND ROAD

LOCATED BETWEEN 71ST AVENUE AND MYRTLE AVENUE

This building in Ridgewood has 3,299 total square feet and sits on a 1,700 square foot lot. There is a commercial unit on the ground floor, which is currently vacant and built out as a fully-equipped restaurant with a backyard. The second and third floors each have vacant, spacious, floor-through, three-bedroom, one-bathroom apartments. This is an excellent opportunity to invest in bustling Ridgewood, named one of the coolest neighborhoods in the world in 2022!

**PRICE UPON REQUEST**

#### LICENSED BROKER & PRINCIPAL

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#### RENT ROLL

UNITS	PROJECTED	BEDS
STORE	\$6,000	-
APT 1	\$3,500	3/1
APT 2	\$3,500	3/1

**Projected Gross Annual Income: \$ 156,000.00**

EXPENSES	ACTUAL
Real Estate Taxes:	\$ 7,299.00
Insurance:	\$ 1,700.00
Water/Sewer:	\$ 2,240.00
Repairs/Super:	\$ 800.00
Heating:	\$ 1,600.00
Electricity :	\$ 815.00

**TOTAL ANNUAL EXPENSES: \$ 14,454.00**

INCOME	PROJECTED
Gross Annual Income:	\$ 156,000.00
Less Total Expenses:	\$ 14,454.00

**NET OPERATING INCOME: \$ 141,546.00**

BLOCK/LOT	03538-0024
LOT DIMENSION	20.83' X 81.58'
LOT SF	1,700
STORIES	3
UNITS	4
YEAR BUILT	1931
ZONING	R6B, C2-4
BUILDING DIMENSIONS	20' X 55'
BUILDING SF	3,299
FAR	RES - 2 / FAC - 2