

VACANT MIXED-USE BUILDING IN PRIME RIDGEWOOD

71-08 FRESH POND ROAD

LOCATED BETWEEN 71ST AVENUE AND MYRTLE AVENUE

- 3,299 SF building on a 1,700 SF lot
- 1,200 SF vacant ground floor commercial unit
- The retail area is a fully equipped restaurant with cooking gas, a full commercial kitchen, and backyard
- 20.83' frontage on heavily-trafficked street
- Two vacant, floor-through, 3-bedroom, 1-bathroom apartments
- 8.6% projected cap
- Excellent user and/or investor deal

\$1,750,000

LICENSED BROKER & PRINCIPAL

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| | |
|---------------------|-------------------|
| 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 |
| PROJECTED CAP RATE | 8.6% |



RENT ROLL

| UNITS | PROJECTED | BEDS |
|-------|-----------|------|
| STORE | \$6,000 | - |
| APT 1 | \$3,900 | 3/1 |
| APT 2 | \$3,900 | 3/1 |

Projected Gross Annual Income: \$ 165,600.00

| EXPENSES | APPROXIMATE |
|--------------------|-------------|
| 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: | \$ 165,600.00 |
| Less Total Expenses: | \$ 14,454.00 |
| NET OPERATING INCOME: | \$ 151,146.00 |

