CORNER MIXED-USE BUILDING • 41' FRONTAGE ON MYRTLE AVENUE



RENT ROLL

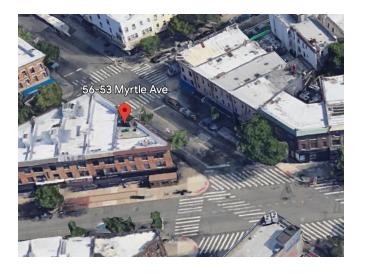
UNITS	STATUS	ACTUAL	POTENTIAL	LXP
RETAIL APT 1 APT 2	N/A FM FM	\$6,753.00 \$3,000.00 \$3,050.00	_ \$4,000.00 \$4,000.00	06/2034 MONTH TO MONTH MONTH TO MONTH
		1		

Actual Gross Annual Income: \$153,636.00 Potential Gross Annual Income: \$177,036.00

Real Estate Taxes: Insurance: Water/Sewer: Repairs/Super: Management: Electric:	\$ 21,380.00 \$ 9,204.00 \$ 2,076.00 \$ 2,767.00 \$ 4,320.00 \$ 3,141.00	

TOTAL APPROXIMATE ANNUAL EXPENSES: \$ 42,888.00

INCOME	ACTUAL	POTENTIAL
NET OPERATING INCOME:	\$110,748.00	\$134,148.00



56-53 MYRTLE AVENUE

LOCATED BETWEEN SENECA AVENUE AND CATALPA AVENUE

- Three-story, mixed-use corner building in prime Ridgewood.
- One store and two apartments, both month to month leases. Each apartment has three bedrooms and two bathrooms.
- The store measures 1,900 SF, and has floor-to-ceiling storefront windows.
- 41 feet of frontage on bustling Myrtle Avenue which boasts excellent foot traffic.
- Commercial space is currently a bar renting at \$6,753/month.
- At 3,114 SF, the building measures 41' x 43' and sits on a 1,038 SF lot measuring 41.17' x 43.33'.
- Actual gross annual income of approximately \$153,636.00
- Actual cap rate of 6.5%
- 6-minute walk to the M train, a 9-minute walk to the L and M trains, and steps from multiple bus lines.

\$1,695,000

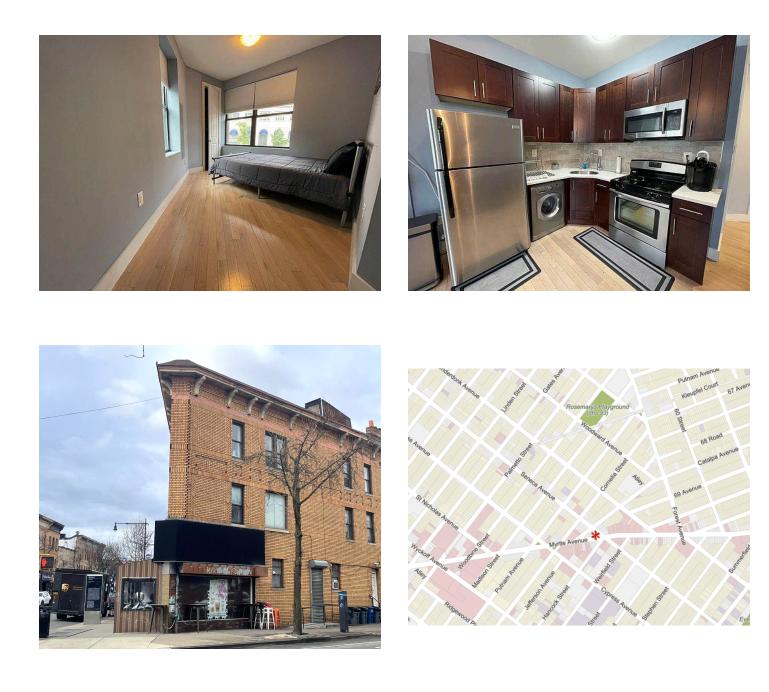
LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY PHONE : 646.373.7944 E- MAIL : <u>DANIEL@EVRGREALTY.COM</u>

BLOCK/LOT	03464-0026
LOT DIMENSION	41.17' X 43.33'
LOT SF	1,038
STORIES	3
UNITS	3
YEAR BUILT	1930
ZONING	C4-3A
BUILDING DIMENSIONS	41' X 43 irregular
BUILDING SF	3,114
FAR	RES - 3 / FAC - 3
ACTUAL CAP RATE/POTENTIAL CAP RATE	6.5% / 7.9%

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