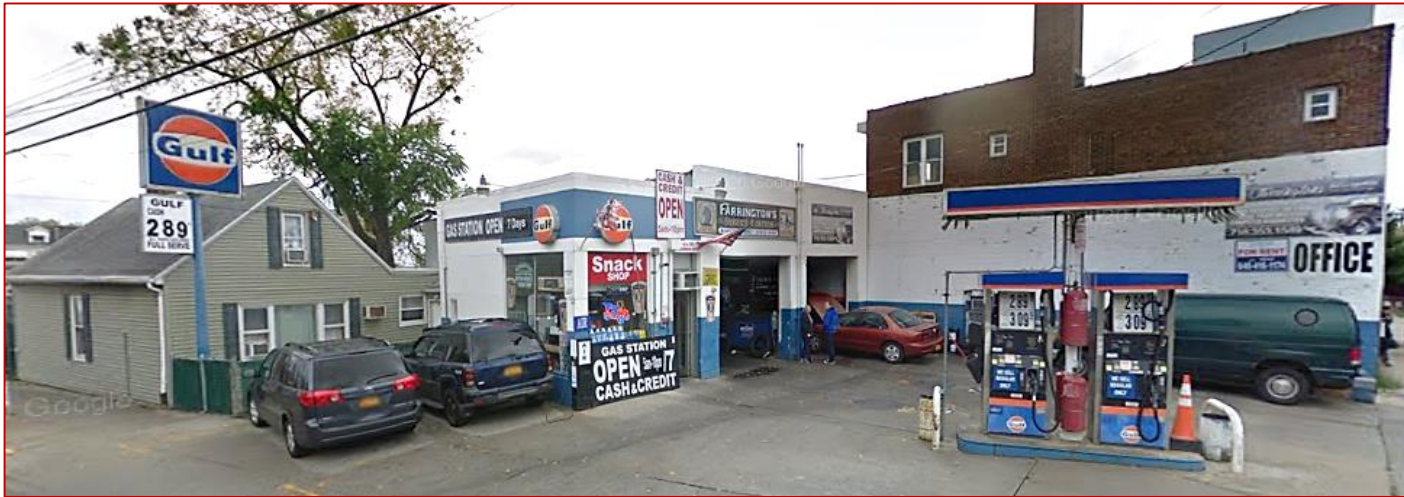


ASKING: \$1,999,999

Property Information

Block & Lot 4092-25**Lot Dimensions** 106' x 37' (Irregular)**Lot Size** 5,400 SF**Building Dimensions**
(Mechanic) 25' x 60' SF
(Store) 13' x 23' SF
(House) 30' x 30' SF**Building Sizes**
(Mechanic) 1,500 SF
(Store) 300 SF
(House) 1,200 SF**Year Built** 1948**Zoning** M1-2
Opportunity Zone**Buildable Square Feet** 10,800 (As of Right)
25,920 (Community Bonus)**Taxes (20/21)** \$23,177

DESCRIPTION

The subject property is a mixed-use Gas Station with a Service/Auto Repair Shop, Convenience Store, and Single Family House in College Point, Queens. All units on the property are currently leased including the gas station, which has a total of four pumps. However, the gas station/ convenience store can be delivered vacant upon sale for investors seeking to owner occupy. In addition, all tenants pay for their portion of utilities and a majority of the insurance which makes this an easily manageable investment opportunity. Lastly, the lot has 110' feet of frontage on 15th Avenue, is zoned M1-2 (Opportunity Zone) and has an as of right buildable of 10,800 square feet and a potential buildable of 25,920 square feet.

**Anthony Musso**
646.253.0960
amusso@ergcre.com



RENT ROLL & FINANCIAL SUMMARY

Tenant	Square Feet	Lease Expiration	Current Rent (Monthly)	Current Rent (Annual)
Gas Station/ Convenience	300	4/30/2022	\$4,500	\$54,000
Mechanic/ Auto Repair	1,500	1/21/2025	\$6,000	\$72,000
House	1,200	1 Year Lease	\$2,500	\$30,000
Total:			\$13,000	\$156,000

INCOME

Actual Gross Annual Income: **\$ 156,000**

EXPENSES (Approx.)

Taxes:	\$ 23,177
Insurance:	\$ 3,000
Water/Sewer:	\$ Tenant
Heat	\$ Tenant
Gas & Electric:	\$ Tenant
Miscellaneous/Repairs	\$ 2,000
Total Expense	\$ 28,177

NET OPERATING INCOME

Actual Net Income: **\$ 127,823**

Cap Rate: **6.40%**



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