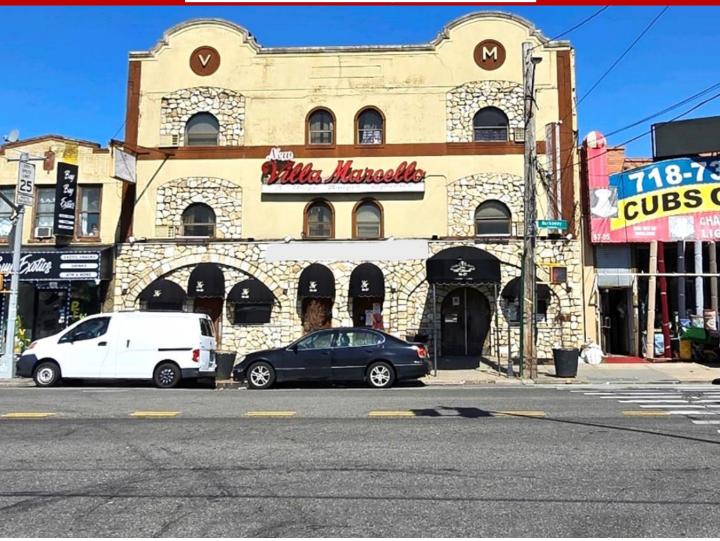


96-25 Rockaway Blvd Ozone Park, NY 11417

PERFECT USER RESTAURANT LOCATION

ASKING PRICE \$2,350,000 <u>*Seller Financing Available</u>*





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All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein is a deemed visuable to errors, and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein is a deemed visuable to the network with the sade to be accuracy of any information contained herein and we are satisfied horizon to be information. Thus, no unstance there accuracy of any information contained herein and we are satisfied horizon to be information. Thus, no unstance there accuracy of any information contained herein and we are satisfied horizon to be information and accuracy of any information accuracy of any infor



PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present the subject property located on the main corridor of Rockaway Boulevard and Liberty Avenue in Ozone Park, NY. The blockthrough lot has approximately 70'+ frontage on Liberty Avenue and 50' of frontage on Rockaway Boulevard. This 8,530 sf building consists of 1 vacant commercial unit totaling 4,030 sf with a full basement and 4 free market apartments. All residential apartments, located on the upper floors, contain 3 bedrooms and are currently occupied.

The property is steps from Rockaway Boulevard subway station with access to the A and S lines. It's also conveniently located just east of the crossroads of Woodhaven Boulevard, Rockaway Boulevard and Liberty Boulevard. With great upside potential, this property is suited for both an investor, owner user or developer.

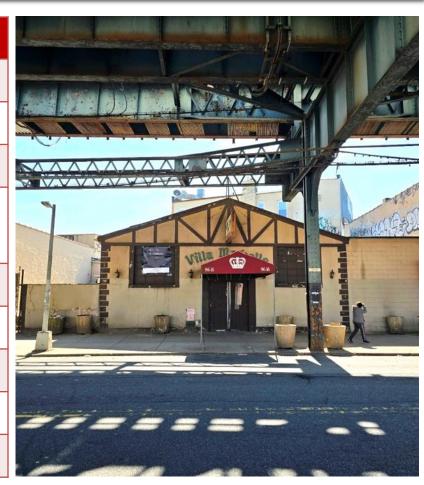




96-25 Rockaway Blvd Ozone Park, NY 11417

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09169-0010	
50' x 102'	
5,905	
50' x 40'	
8,530	
1931	
R6B, C2-3	
3	
\$45,923	



PROPERTY HIGHLIGHTS

- C/O Calls for Eating & Drinking Establishment with Entertainment
- 1 Commercial Unit with Alarm System, Sprinkler System, Forced Hot Air HVAC System and Curb-Cut Driveway Access
 - Commercial Unit has Full Basement
 - 4 FREE MARKET APARTMENTS
 - Apartments Have Separate Entrances
 - Block Through Property With Approximately 50' of Frontage on Rockaway Blvd and 70' Frontage on Liberty Ave
- Steps from Rockaway Blvd Subway Station with Access to A and S Lines
- Surrounded by National Credit Such as Walgreens, TD Bank, IHOP, CVS, T-Mobile and More



FINANCIAL SUMMARY

Projected Gross Annual Income				
Projected Annual Commercial	\$160,000			
Projected Annual Residential	\$105,600			
Total Projected Gross Income	\$265,600			

Estimated Annual Expenses				
Taxes	\$45,923			
Water	\$5,625			
Insurance	\$10,000			
Heat	\$11,250			
Maintenance/Repairs	\$2,000			
Super	\$3,500			
Management	\$8,004			
Total Annual Expenses	\$86,302			

Net Operating Income

\$179,298



PROJECTED COMMERCIAL REVENUE

UNIT	SF (EST.)	PROJECTED MONTHLY RENT	PROJECTED ANNUAL RENT
Vacant	4,030	\$13,333.33	\$160,000.00
Total		\$13 <i>,</i> 333.33	\$160,000.00

PROJECTED RESIDENTIAL REVENUE

UNIT	UNIT TYPE	LEASE EXPIRATION	PROJECTED MONTHLY RENT	PROJECTED ANNUAL RENT
2 nd Floor	3 Bed	MTM	\$2,200.00	\$26,400.00
2 nd Floor	3 Bed	MTM	\$2,200.00	\$26,400.00
3 rd Floor	3 Bed	MTM	\$2,200.00	\$26,400.00
3 rd Floor	3 Bed	MTM	\$2,200.00	\$26,400.00
Total			\$8,800.000	\$105,600.00

