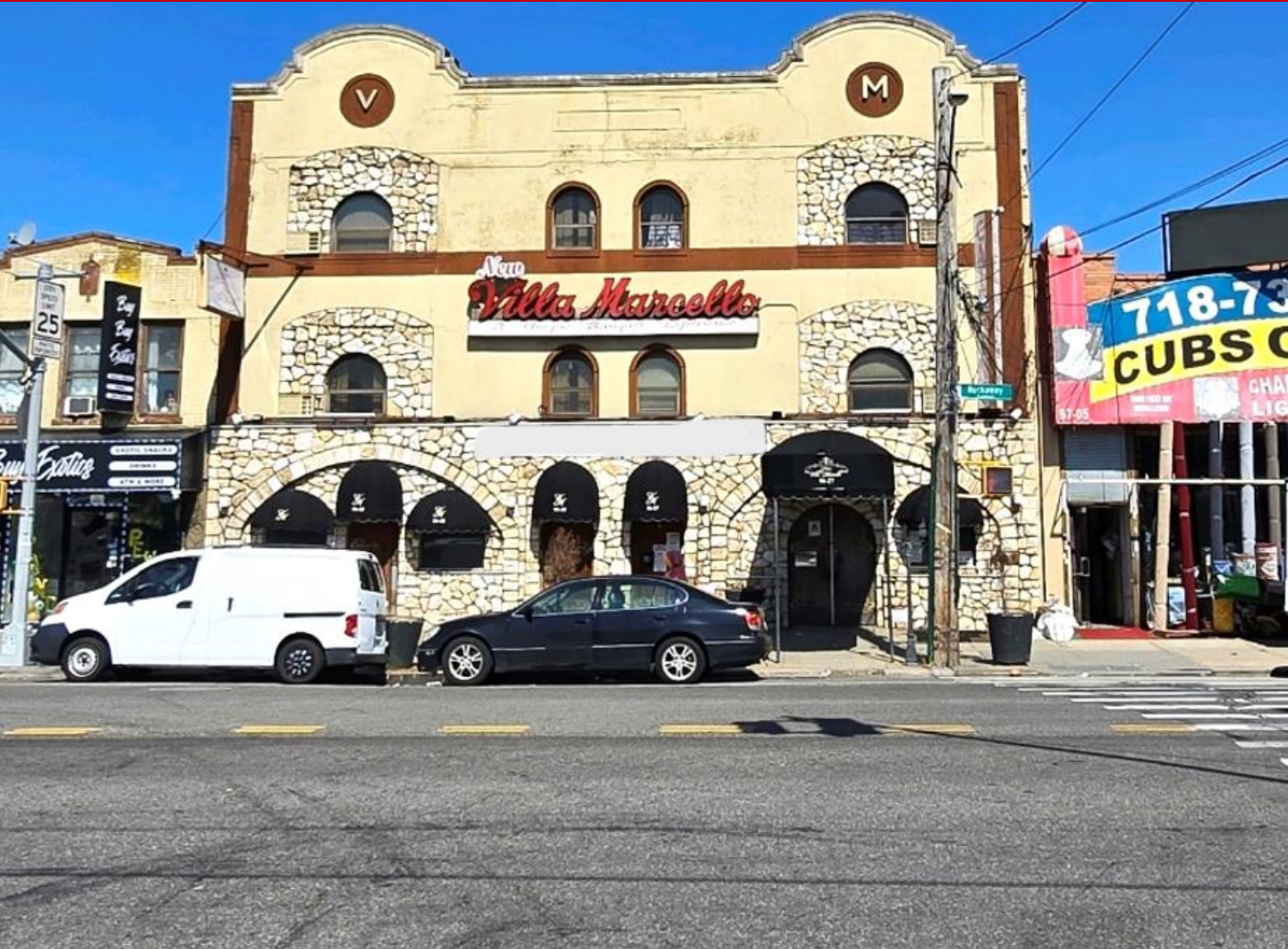


Investor/User/Developer Opportunity

ASKING PRICE \$2,899,000



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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.



Property Information

Block & Lot	09169-0010
Lot Dimensions	50' x 102'
Lot Size	5,905
Building Dimensions	50' x 40'
Building Size	8,530
Year Built	1931
Zoning	R6B, C2-3
Stories	3
Taxes (20/21)	\$45,923



PROPERTY HIGHLIGHTS

- 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		\$13,333.33	\$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

