



106-13 LIBERTY AVENUE

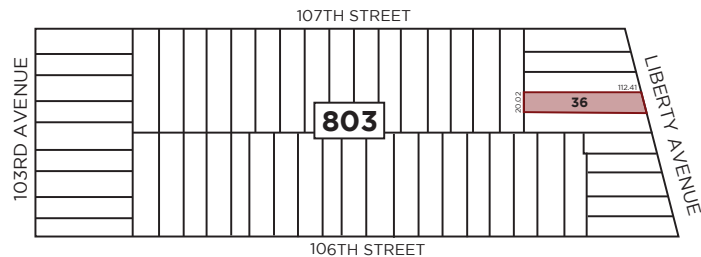
FOR SALE | MIXED-USE BUILDING | OZONE PARK, NY 11417

PROPERTY DESCRIPTION

Block_Lot:	9511_36
Floors:	2
Units:	3
Lot Dimensions:	20' x 117'
Lot Size:	2,300'
Building Dimensions:	20' x 55'
Building Size:	2,200'
Gross Commercial SF:	1,100'
Gross Residential SF:	1,100'
Zoning:	C2-3/R6B
Residential FAR:	2.00
Total Buildable SF:	4,600'
Taxes (16/17):	\$6,366 *Approximate

EXECUTIVE SUMMARY

CPEx Real Estate has been exclusively retained to market for sale 106-13 Liberty Avenue, a 2-story mixed-use walk-up building located on Liberty Avenue between 106th Street and 107th Street in Ozone Park, Queens. The property is conveniently located just 2 blocks East from the entrance to the 104th Street stop on the A train, and just 5 blocks west of the stop at 111th Street. The lot measures approximately 20' x 117', totaling approximately 2,300 square feet. The building dimensions are approximately 20' x 55'. The ground floor consists of newly renovated retail/restaurant space. The second floor consists of two residential apartments. The property is located in a R6B zoning district with a C2-3 commercial overlay.



ASKING PRICE: \$900,000

For Further Information, Please Contact Exclusive Sales Team:

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CPEx REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



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RENT ROLL

Floor	Use	Tenant	BR	SF	Lease Expiration	PPSF	Monthly Rent	Annual Rent
Ground Floor	Retail	Bakery	N/A	1,080	2022 (3% increases)	\$29	\$2,600	\$31,200
2nd Floor	Residential	Apt. # 1	1	630	Month to Month	\$25	\$1,300	\$15,600
2nd Floor	Residential	Apt. # 2	1	450	Month to Month	\$27	\$1,000	\$12,000
							\$4,900	\$58,800

Revenue

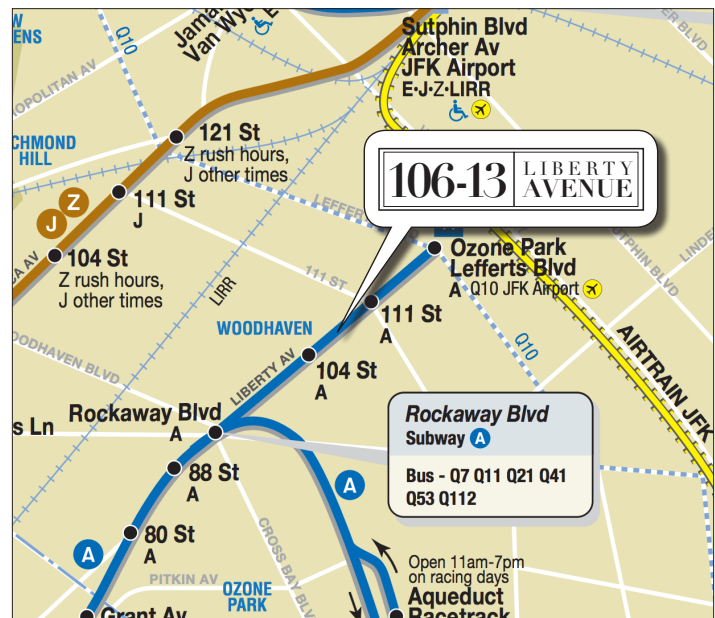
Commercial Income	\$31,200
Residential Income	\$27,600
Tenant Reimbursements (50% Tax, 50% Water)	\$4,860
Gross Annual Income	\$63,660

Expenses

Real Estate Taxes (16/17)	\$6,366
Water/Sewer	\$2,700
Insurance	\$2,000
Heat & Hot Water	\$3,000
Electric	\$500
Total Expenses	\$14,566

Summary

Net Operating Income (NOI)	\$49,094
Capitalization Rate (Actual)	5.8%
Price Per Square Foot	\$386



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