

VACANT FREE MARKET BUILDING FOR SALE

58-39 Waldron Street, Corona, NY 11368

REDUCED PRICE: \$1,375,000

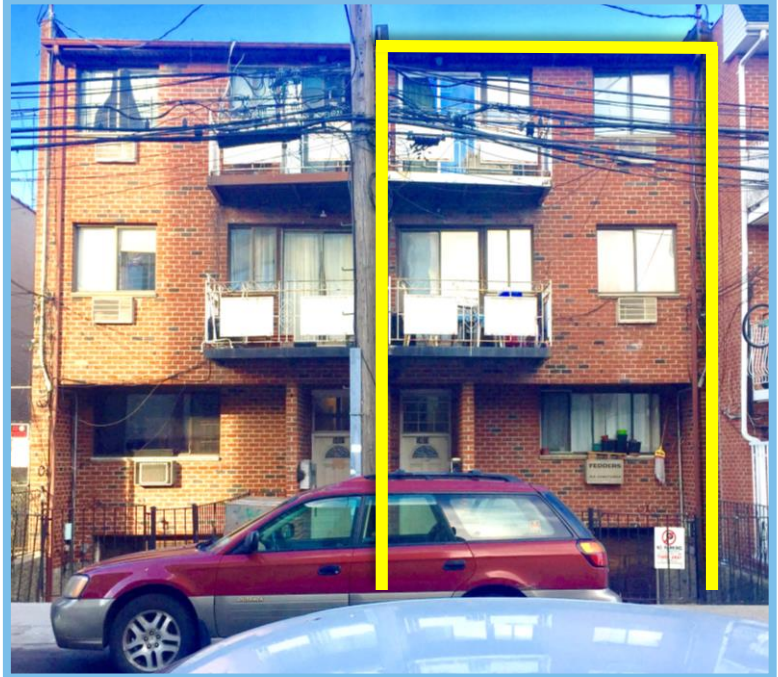
REVENUE

Unit	LXP	Status	Size	Monthly Rent	Annual Rent
Apt 1R	Vacant	FM	2 BR	\$2,200	\$26,400
Apt 2R	Vacant	FM	1 BR	\$1,600	\$19,200
Apt 2F	Vacant	FM	1 BR	\$1,600	\$19,200
Apt 3R	Vacant	FM	1 BR	\$1,600	\$19,200
Apt 4R	Vacant	FM	1 BR	\$1,600	\$19,200
Garage	Vacant		1 Vehicle	\$200	\$2,400
Total				\$8,800	\$105,600

EXPENSES: (ESTIMATED)

Real Estate Taxes (16/17):	\$22,555
Gas:	\$1,871
Water/Sewer:	\$3,788
Insurance:	\$1,800
Electric (Common):	\$700
Repairs and Maintenance:	\$1,000
Total:	\$31,714

NET OPERATING INCOME: \$73,886



PROPERTY

Block/Lot:	1966/52	
Lot Dimensions:	20' x 100'	(Approx.)
Lot SF:	2,000	(Approx.)
Building Dimensions:	20' x 100'	(Approx.)
Building SF:	3,980	(Approx.)
Stories:	3	
Zoning:	R5	
F.A.R.:	2.00	
Assessment (16/17):	\$589,000	(Approx.)
R.E. Taxes (16/17):	\$22,555	(Approx.)



DESCRIPTION

The subject property is a 3,980 SF brick multi-family building located on Waldron Street just north of Saultell Avenue. It consists of 4 (1) bedrooms and 1 (2) bedroom apartments. All units and hallway have been freshly painted. It is surrounded by the Q23 and Q58 bus lines which connects to the M and R subway lines at Woodhaven Boulevard station. **All units will be delivered vacant and are free market.**

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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