



PINNACLE REALTY
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

PRIME RETAIL / OFFICE BUILDING FOR SALE

AT THE LONGWOOD **6** STOP

FEATURES:

- Building Size: 10,000 Sq. Ft.
- Lot Size: 2,500 Sq. Ft. (25' x 100')
- 4-Story Building + Full Basement
- Newly Renovated Ground Floor Retail & Offices Floor 2-4
- New Roof, completely renovated electric, new HVAC system & new flooring
- At the foot of **6** train

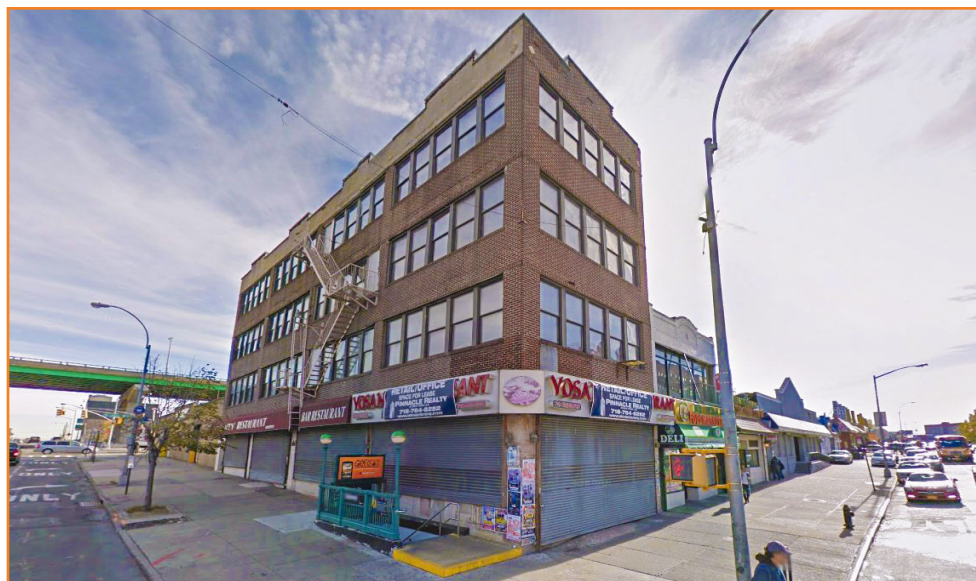
IDEAL FOR: USERS/INVESTMENT, RESTAURANTS, MEDICAL, GENERAL RETAIL, NON-PROFIT

NEARBY:

- Bruckner Expressway
- Sheridan Expressway
- Robert F. Kennedy Bridge
- Third Avenue Bridge

Transportation:

6 (Longwood Ave)
2 **5** (Prospect Ave)



SALE PRICE:

UPON REQUEST

TAXES:

UPON REQUEST

798 SOUTHERN BOULEVARD, BRONX, NY

BLOCK: **2729**

LOT: **72**

ZONING: **C8-3**

For Information About This Property
Contact Exclusive Agents:

Ariel Castellanos, Associate Broker
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718-371-6412

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INCOME / EXPENSES:

INCOME:

CURRENT

METRO PCS (1,000 SF) \$60,000/YR (\$60 PSF - EXP 2022)

PROJECTED INCOME

RETAIL SPACE 2 (1,500 SF) \$75,000/YR

OFFICES FLOOR 2 (2,500 SF) \$55,000/YR

OFFICES FLOOR 3 (2,500 SF) \$55,000/YR

OFFICES FLOOR 4 (2,500 SF) \$55,000/YR

TOTAL INCOME: \$300,000/YR

EXPENSES:

TAXES 2016/2017 APPROX. \$42,000/YR

ICAP APPLIED 15-YEAR ABATEMENT

