



134-11 liberty ave  
South Richmond Hill, NY 11419

OFFERING MEMORANDUM



# EXCLUSIVELY PRESENTED BY:



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134-11 LIBERTY AVE  
SOUTH RICHMOND HILL, NY 11419

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VISION REAL ESTATE NY llc  
650 South Broadway  
Hicksville, NY 11801  
Office: 718-480-1231  
[www.visionrealestateny.com](http://www.visionrealestateny.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)





## PROPERTY SUMMARY

Offering Price \$1,169,000.00

Building SqFt 2,034 SqFt

Year Built 1920

Lot Size (acres) 0.03

Parcel ID 09502-0041

Zoning Type Commercial

County Queens

Frontage 18.60 Ft

Coordinates 40.691762,-73.812346

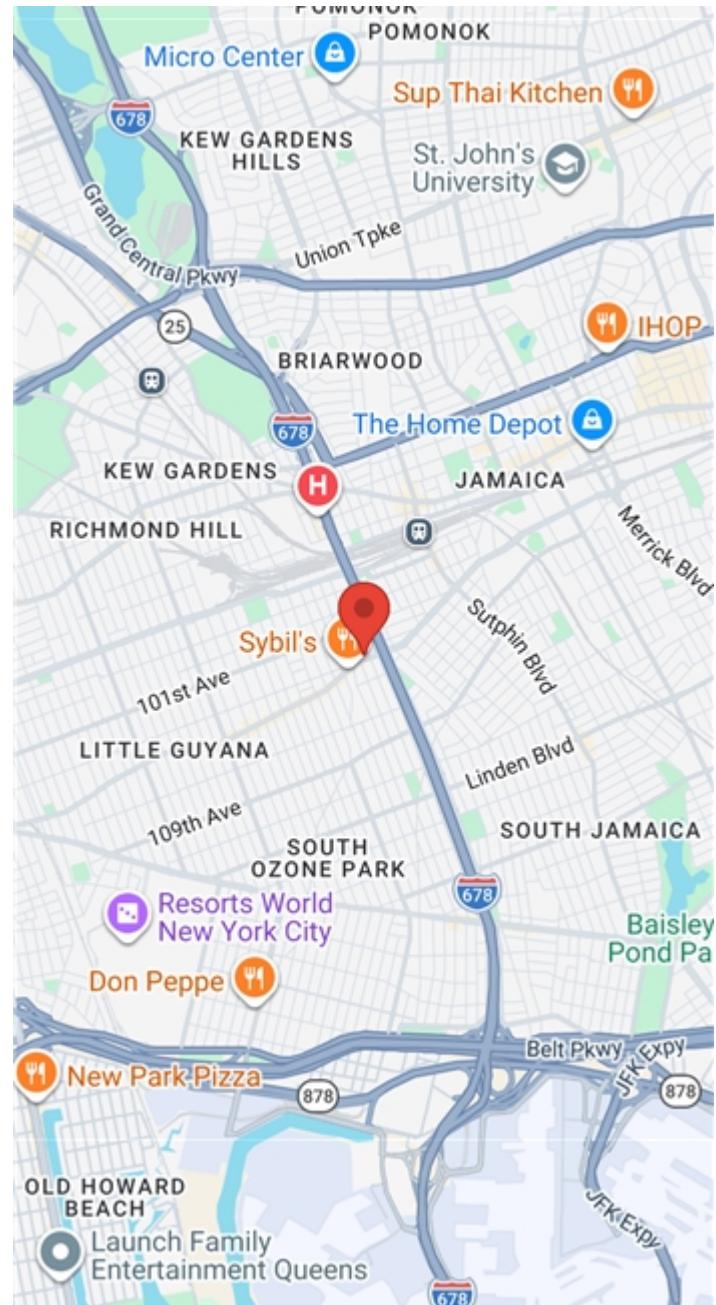
## INVESTMENT SUMMARY

VISION REAL ESTATE NY is pleased to present the exclusive listing located at 134-11 Liberty Ave , South Richmond Hill, NY 11419. Built in 1920, Renovated Recently with new boilers, roof, apartments. This property is comprised of 2,034 square feet of building space and sits on roughly 0.03 acres of land.



# INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Property is strategically located in the Richmond Hill with direct frontage on Liberty Ave The opportunity is being offered for \$1,169,000.00.





## LOCATION HIGHLIGHTS

- Excellent Visibility from Liberty Ave and Surrounding Businesses.
- One of the strongest and most desirable retail trade areas within South Richmond Hill.
- 134-11 liberty ave is strategically located on a hard corner with tremendous foot traffic count.
- Located on Liberty Ave, a major thoroughfare and premier location in the submarket.
- Affluent and growing trade area.
- [\[Property Name\]](#) is strategically located on a hard corner with tremendous traffic count.

# RENT ROLL

Unit	Tenant	Size (SF)	Rent / SF	Annual Base Rent	Notes
store	Vacant	1,422	\$46.41	\$66,000.00	pays all utilities
2nd Floor front 2 brm	Vacant	0	\$0.00	\$33,000.00	pays all utilities
2nd Floor Rear Studio	jasmine	0	\$0.00	\$14,400.00	pays all utilities
Total Occupied				\$113,400.00	
Total				\$113,400.00	

# OVERVIEW & ASSUMPTIONS

## Pricing Summary

Pricing	\$1,169,000.00
Price PSF	\$822.08
In Place NOI	\$92,790.00
In Place Cap Rate	7.94%
Year 1 NOI	\$92,790.00
Year 1 Cap Rate	7.94%

## General Information

Analysis Period	1
Analysis Start Date	02/14/2026

## Expense Breakdown

General Expenses	
Water	\$2,190.00
electric	\$720.00
maintainence	\$1,800.00
<b>Total General Expenses</b>	<b>\$4,710.00</b>
Property Insurance	\$2,800.00
Property Tax	\$13,100.00
<b>Total Expenses</b>	<b>\$20,610.00</b>

# CASH FLOW PROJECTIONS

	In Place	Year 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$113,400.00	\$113,400.00
SCHEDULED BASE RENTAL REVENUE	\$113,400.00	\$113,400.00
TOTAL POTENTIAL GROSS REVENUE	\$113,400.00	\$113,400.00
EFFECTIVE GROSS REVENUE	\$113,400.00	\$113,400.00
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$13,100.00	\$13,100.00
INSURANCE	\$2,800.00	\$2,800.00
GENERAL EXPENSES	\$4,710.00	\$4,710.00
TOTAL OPERATING EXPENSES	\$20,610.00	\$20,610.00
<b>NET OPERATING INCOME</b>	<b>\$92,790.00</b>	<b>\$92,790.00</b>
CAP RATE	7.94%	7.94%

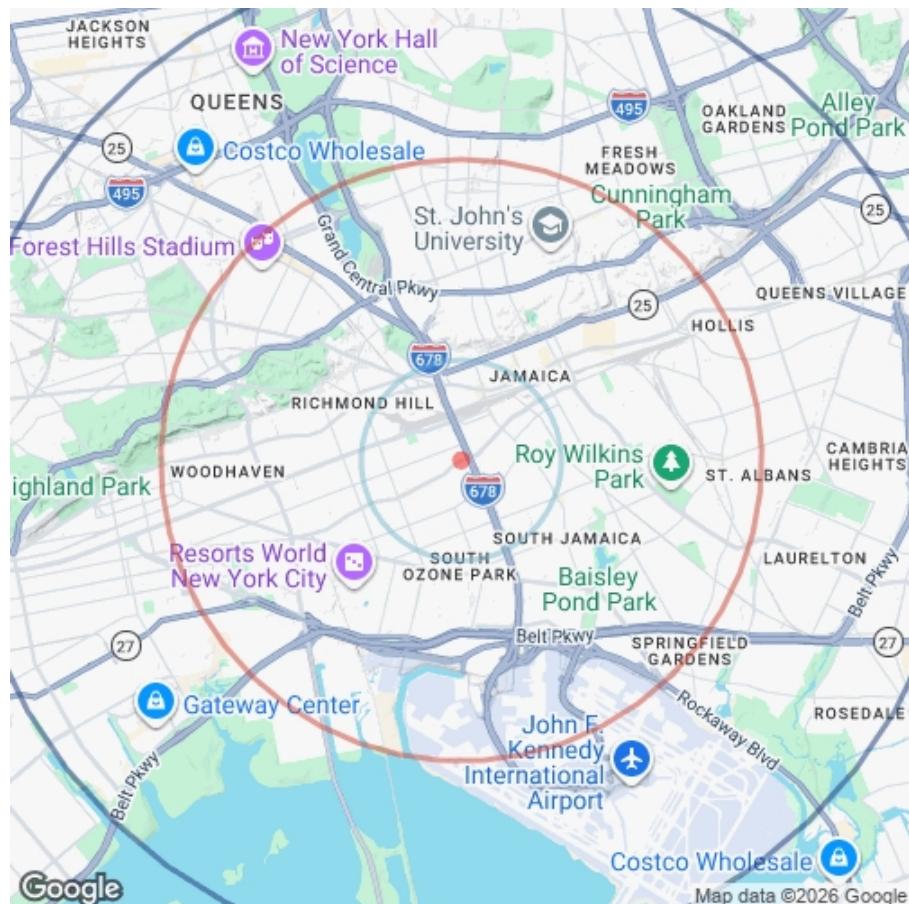






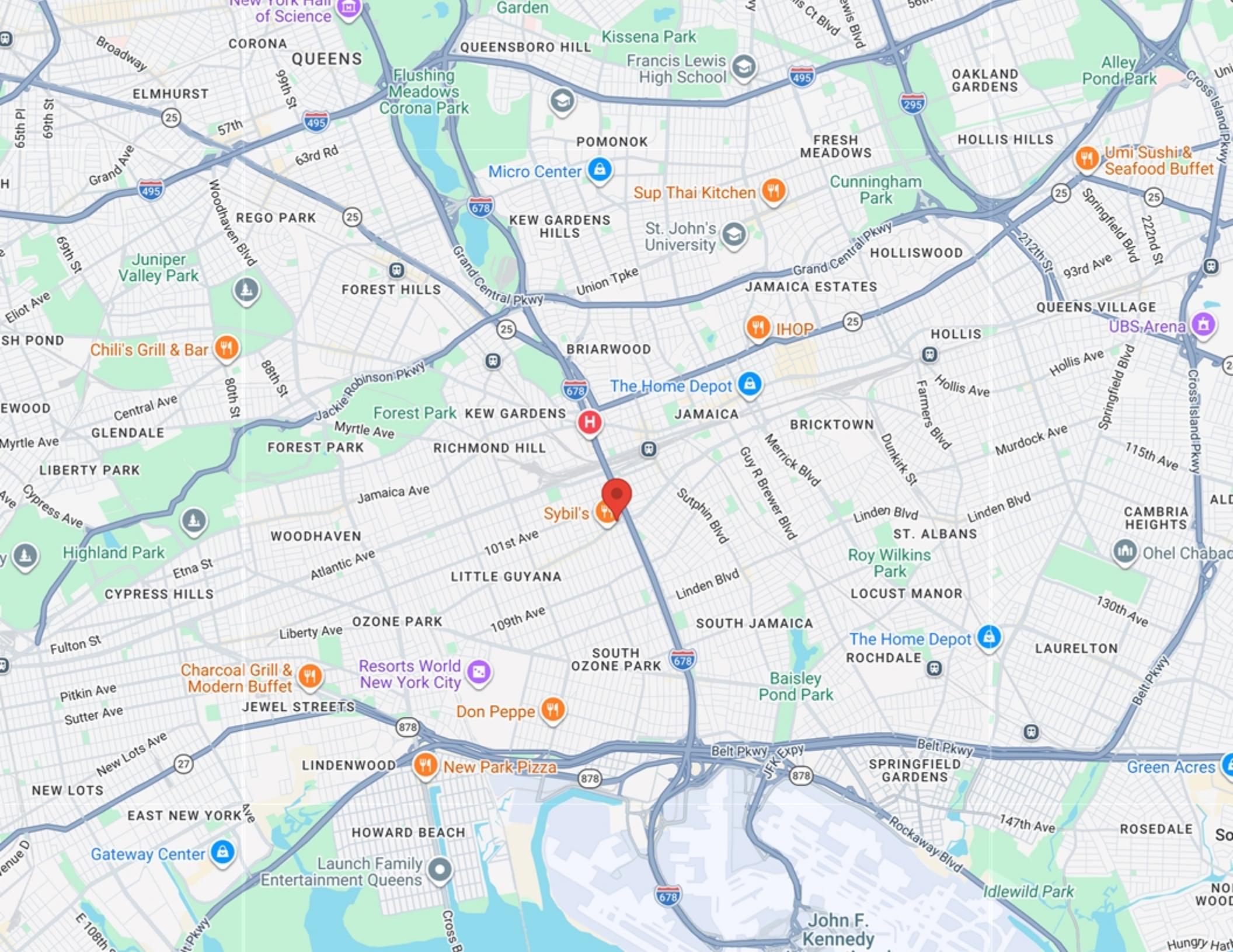
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	101,106	633,526	1,527,372
2010 Population	99,459	639,677	1,541,416
2025 Population	103,193	683,108	1,635,125
2030 Population	103,153	681,341	1,624,315
2025-2030 Growth Rate	-0.01 %	-0.05 %	-0.13 %
2025 Daytime Population	86,590	557,563	1,319,036



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,324	20,986	56,900
\$15000-24999	1,602	12,212	34,393
\$25000-34999	2,205	14,396	36,599
\$35000-49999	2,962	21,250	53,295
\$50000-74999	4,783	32,513	81,532
\$75000-99999	3,994	27,718	67,173
\$100000-149999	5,840	41,297	98,166
\$150000-199999	3,465	24,864	58,296
\$200000 or greater	3,632	34,309	74,970
Median HH Income	\$ 82,976	\$ 85,458	\$ 80,435
Average HH Income	\$ 108,332	\$ 115,351	\$ 108,414

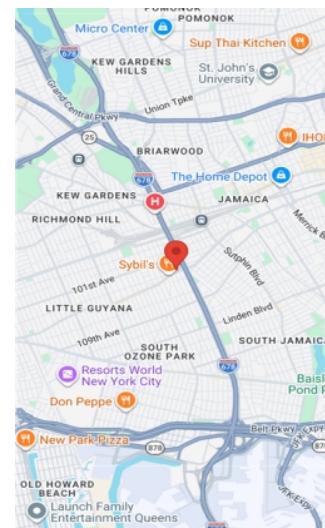
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	28,294	214,023	517,525
2010 Total Households	27,494	212,715	518,207
2025 Total Households	30,807	229,553	561,369
2030 Total Households	31,285	231,424	563,934
2025 Average Household Size	3.31	2.92	2.87
2025 Owner Occupied Housing	12,507	104,800	235,998
2030 Owner Occupied Housing	12,621	106,077	238,998
2025 Renter Occupied Housing	18,300	124,753	325,371
2030 Renter Occupied Housing	18,664	125,348	324,936
2025 Vacant Housing	2,112	14,611	35,034
2025 Total Housing	32,919	244,164	596,403







## ABOUT SOUTH RICHMOND HILL



## CITY OF SOUTH RICHMOND HILL

## County

## Queens

## AREA

City      South Richmond Hill

## POPULATION

# CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE VISION REAL ESTATE NY LLC  
ADVISOR FOR MORE DETAILS.**

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