



134-11 liberty ave
South Richmond Hill, NY 11419
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



AVNISH KUMAR

R.E. Broker

Mobile: 9179579969

raj@visionrealestateny.com

License #: 10491209469

134-11 LIBERTY AVE
SOUTH RICHMOND HILL, NY 11419

VISION REAL ESTATE NY LLC
650 South Broadway
Hicksville, NY 11801
Office: 718-480-1231
www.visionrealestateny.com

Built By: 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

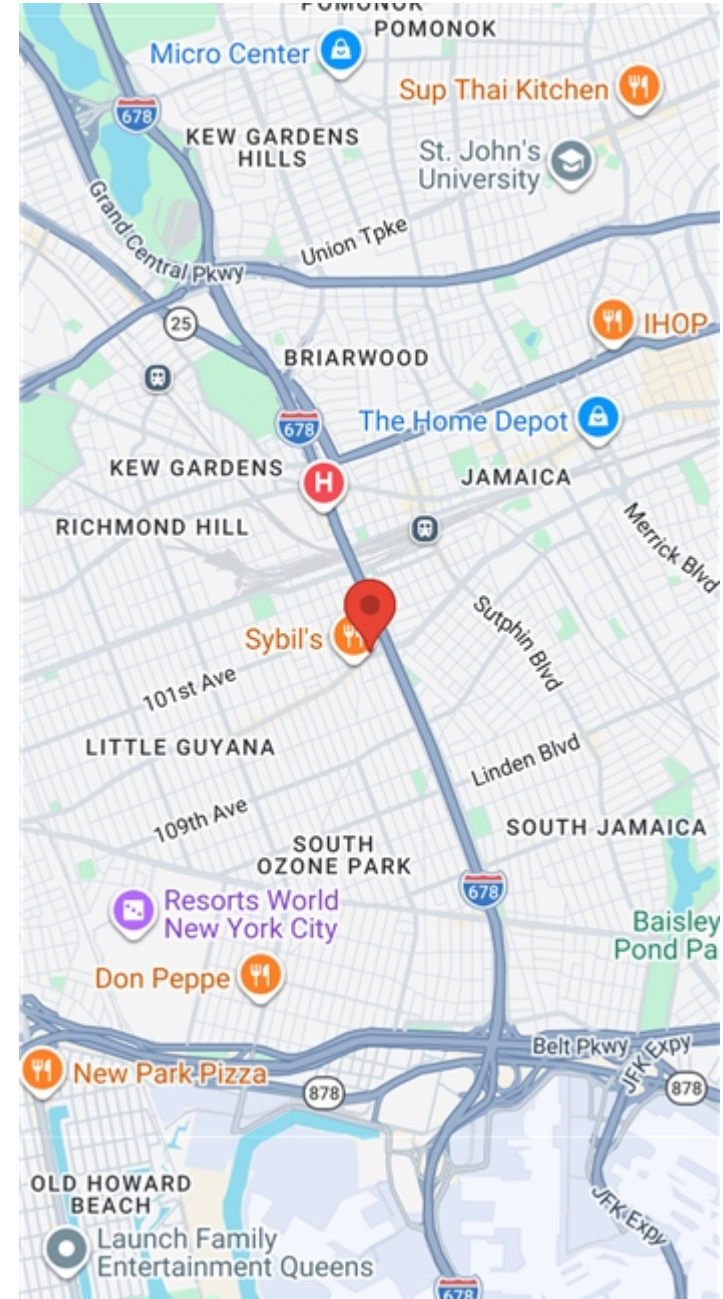
INVESTMENT SUMMARY

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.
- Located on Liberty Ave, a major thoroughfare and premier location in the submarket.
- One of the strongest and most desirable retail trade areas within South Richmond Hill.
- Affluent and growing trade area.
- 134-11 liberty ave is strategically located on a hard corner with tremendous foot traffic count.
- [\[Property Name\]](#) 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	1422		\$113,400.00	
	Total	1422		\$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
maintenance	\$1,800.00
Total General Expenses	\$4,710.00
Property Insurance	\$2,800.00
Property Tax	\$13,100.00
Total Expenses	\$20,610.00

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
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
OPERATING EXPENSES		
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
NET OPERATING INCOME	\$92,790.00	\$92,790.00
CAP RATE	7.94%	7.94%

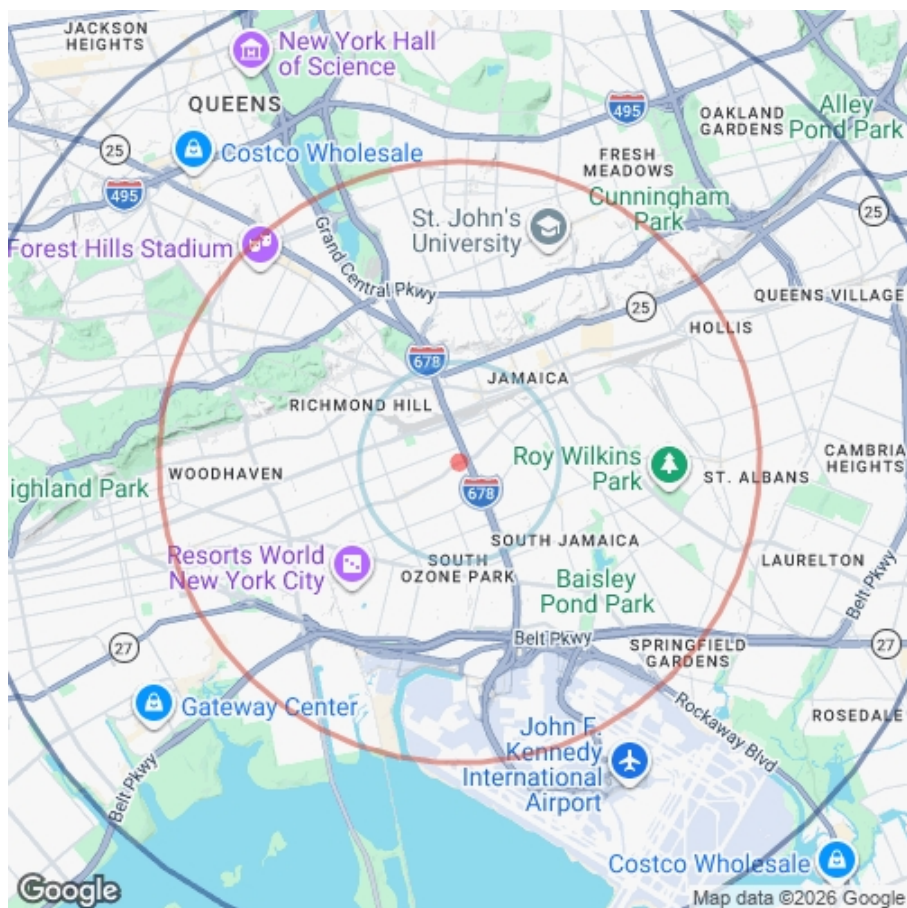






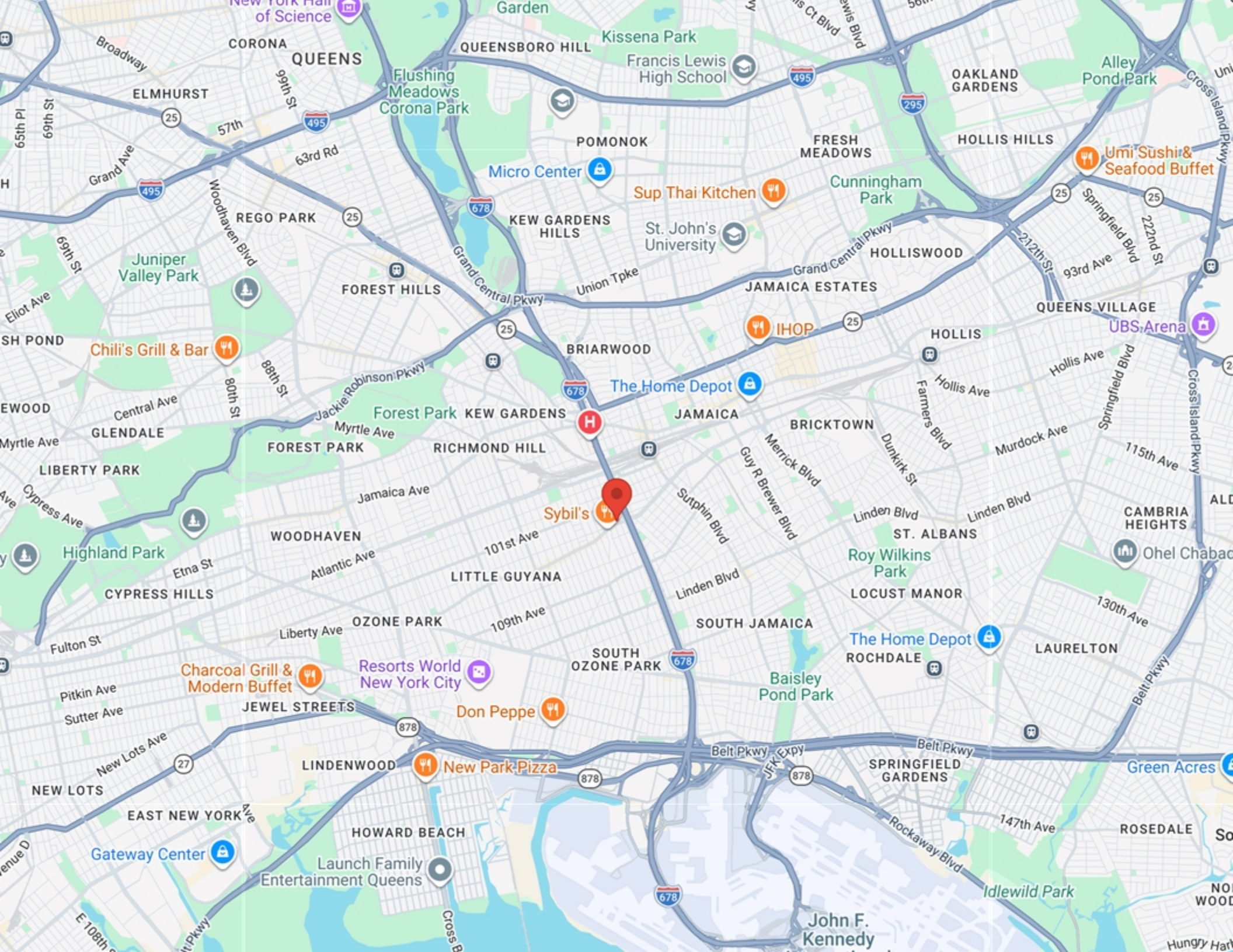
DEMOGRAPHICS

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

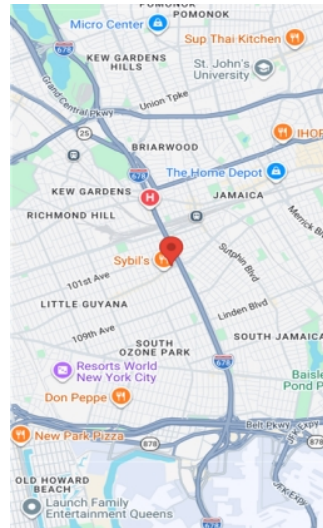
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	28,294	214,023	517,525
2010 Total Households	27,494	212,715	518,207
2025 Total Households	30,807	229,553	561,369
2030 Total Households	31,285	231,424	563,934
2025 Average Household Size	3.31	2.92	2.87
2025 Owner Occupied Housing	12,507	104,800	235,998
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

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISION REAL ESTATE NY LLC and it should not be made available to any other person or entity without the written consent of VISION REAL ESTATE NY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

EXCLUSIVELY PRESENTED BY:

AVNISH KUMAR

R.E.Broker

Mobile: 9179579969

raj@visionrealestateny.com

License #: 10491209469

VISION REAL ESTATE NY LLC
650 South Broadway
Hicksville, NY 11801
Office: 718-480-1231
www.visionrealestateny.com