

For Sale

**30-06 36TH AVE
LIC ~ QUEENS~NY 11106**

*Mixed Use ~ 2Family and Store ~
1300sq ft Store No Lease, 2BR & 1BR Apt
Zoning – R5/C1-2 Asking \$1,898,000*



**Building size 20x70, LOT SIZE
Store 1300 sq ft & separate finished basement
Apartment size TOTAL SQ FT 1500sq ft**

**SHEETAL SURYAWANSHI
917-651-8946**

LOT AND UNITS INC 32-11 36TH AVE LIC 11106

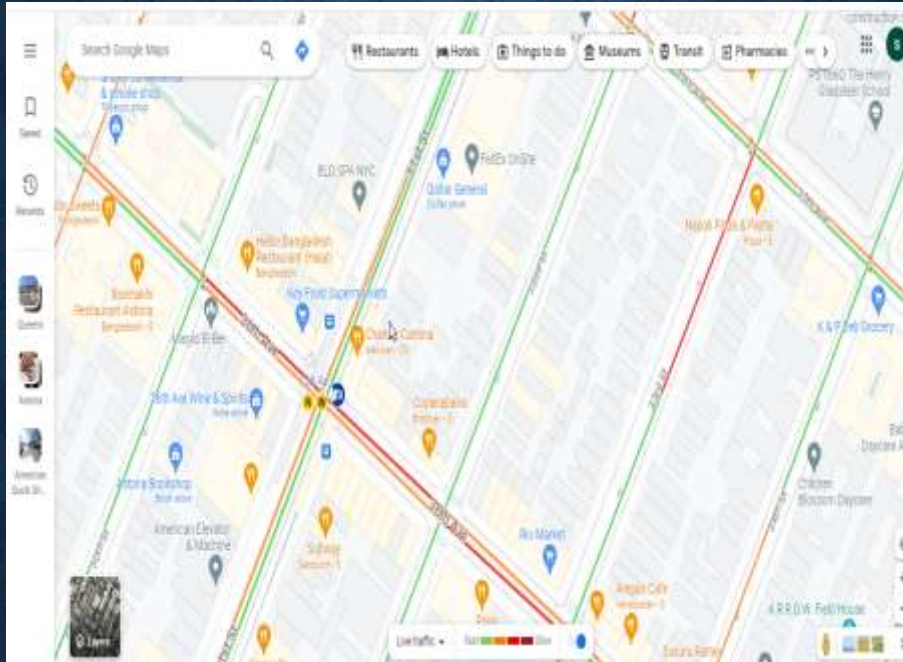
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Income			
Unit	Size	Rent	Annually
1	2br	\$2,550.00	\$30,000.00
2	2br	\$2,000.00	\$24,000.00
STORE	1000	DEL VACANT	PROJECTED
		\$5,500.00	\$66,000.00
GROSS		\$10,050.00	\$120,000.00
Expenses			
Taxes		\$8,247.00	
Heat Gas		\$4,000.00	
Water & Sewer		\$1,600.00	
Insurance		\$4,000.00	
Electric		\$240.00	
Total		\$18,087.00	
NOI		\$101,913.00	

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- Excellent location,
- Busy area, Heavy foot Traffic and Car traffic
- Mixed Use, 2 Family Plus Store. GOOD INCOME GENERATING FOR END USER/INVESTOR
- Apartments are Renovated
- Free market Rents
- Both Apartments will Delivered Vacant
- Store with no lease
- Next to Subway
- Very Convenient Location
- Close to All
- Minutes to Manhattan

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