

**OFFERED AT: \$ 1,650,000**

**108-40 51st Ave.**

**Corona, NY 11368**

**PRIME**  
R E A L T Y  
COMMERCIAL DIVISION



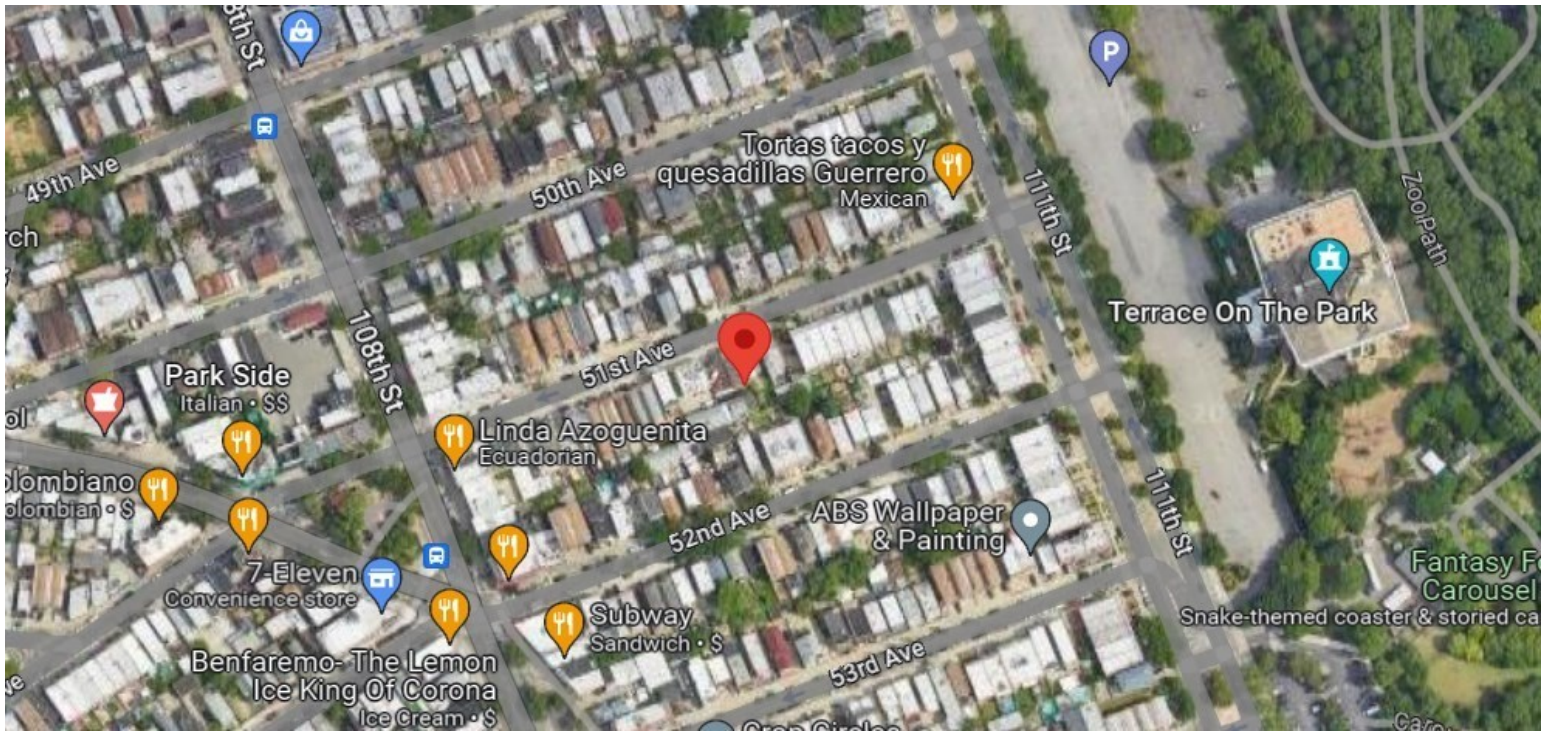
**Samia Farah**

**REAL ESTATE AGENT**

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# Property Overview



ADDRESS	108-40 51st Ave.
CITY, STATE, ZIP	Corona   NY 11368
BLOCK   LOT	02007   0017
LOT DIMENSIONS	50 ft x 100 ft
LOT SIZE	5,000 Sqft
BUILDING SIZE	4,444 Sqft.
STORIES	2
BUILDING CLASS	Five to Six Families (C2)
ZONING	R5
FAR AS BUILT	.89
RE TAXES	\$13,965

## PROPERTY SUMMARY

Welcome to 108-40 51st Ave., an ideal investment property in the heart of Corona, NY. This two-story building with Five to Six Families (C2) classification offers 4,444 Sqft. of living space and a generous 50 ft x 100 ft lot (5,000 Sqft). With R5 zoning and a favorable FAR of .89, there's excellent potential for development and increased returns. Stable rental income and reasonable property taxes of \$13,965 add to its appeal. Don't miss out on this lucrative opportunity - inquire today!

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# Property Photos



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# Property Photos



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# RENT ROLL

## 108-40 51st Ave.

Unit	Size	Monthly Rent	Annual Rent
Apt. 1	4 Bedroom	\$2,200	\$26,400.00
Apt. 2	3 Bedroom	\$2,200	\$26,400.00
Apt. 3	3 Bedroom + Basement	\$2,200 +2,200	\$26,400.00+26,400.00
Parking 1	-	\$120	\$1,440.00
Parking 2	-	\$120	\$1,440.00
Parking 3	-	\$120	\$1,440.00
Parking 4	-	\$120	\$1,440.00
Parking 5	-	\$120	\$1,440.00
<b>TOTAL</b>	-	<b>\$9,400.00</b>	<b>\$112,800.00</b>

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# INCOME & EXPENSES

## REVENUE

**108-40 51st Ave.**

Monthly Rent

Annual Rent

**\$9,400.00**

**\$112,800.00**

## EXPENSES

Real Estate Taxes (21/22):

\$10,500.00

Insurance:

\$4,600.00

Water/Sewer:

\$4,000.00

Electric:

Tenant Pays

Heat:

Tenant Pays

Repairs/Maintenance:

\$2,000.00

**TOTAL**

**\$21,100.00**

## NET OPERATING INCOME

Gross Revenue:

\$112,800

Less Expenses

(\$21,100)

**Net Operating Income:**

**\$91,700.00**