

PRICE: \$1,750,00

97-56 Corona Ave.

Corona, NY 11368

PRIME
REALTY
COMMERCIAL DIVISION



Samia Farah

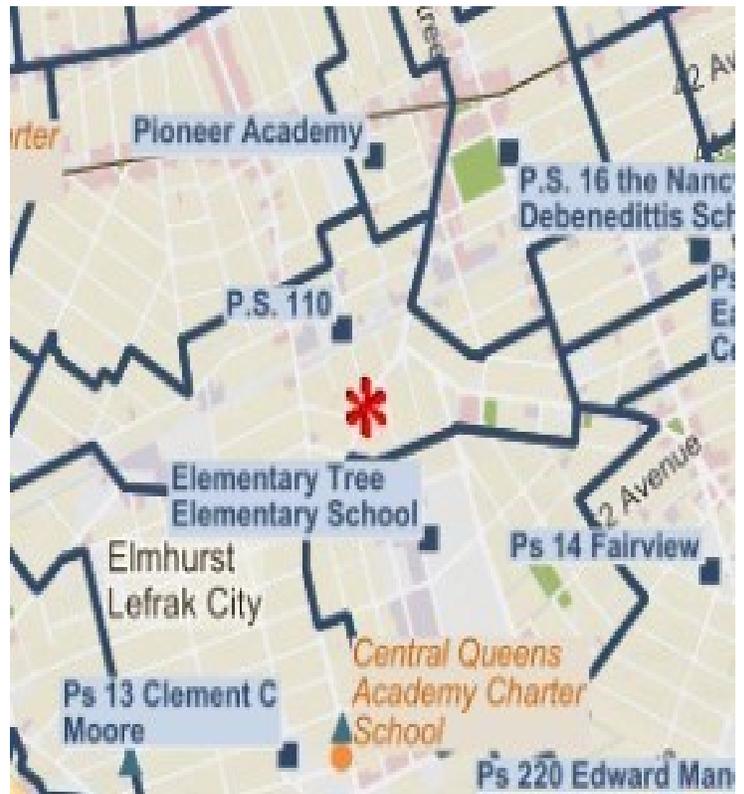
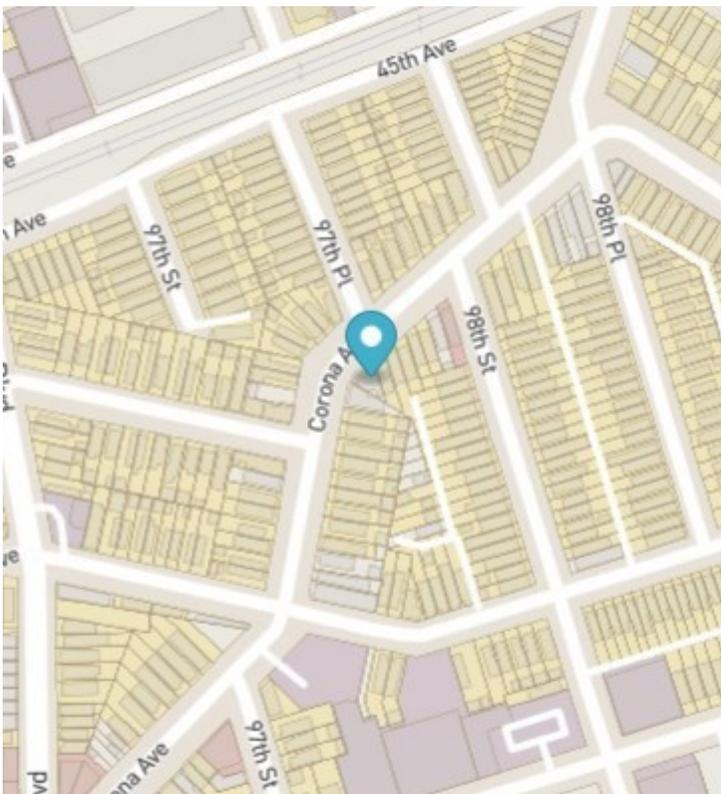
REAL ESTATE AGENT

917-523-1274 | Hablo Español

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Property Overview

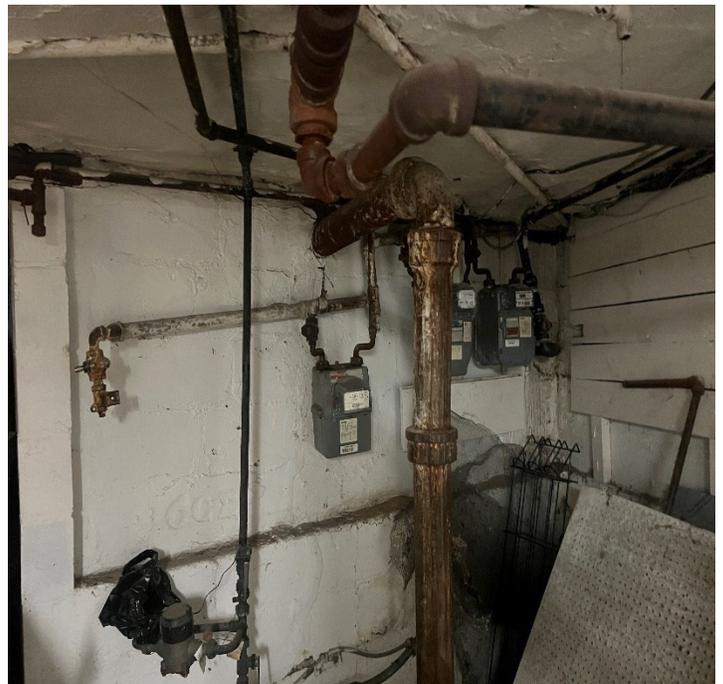
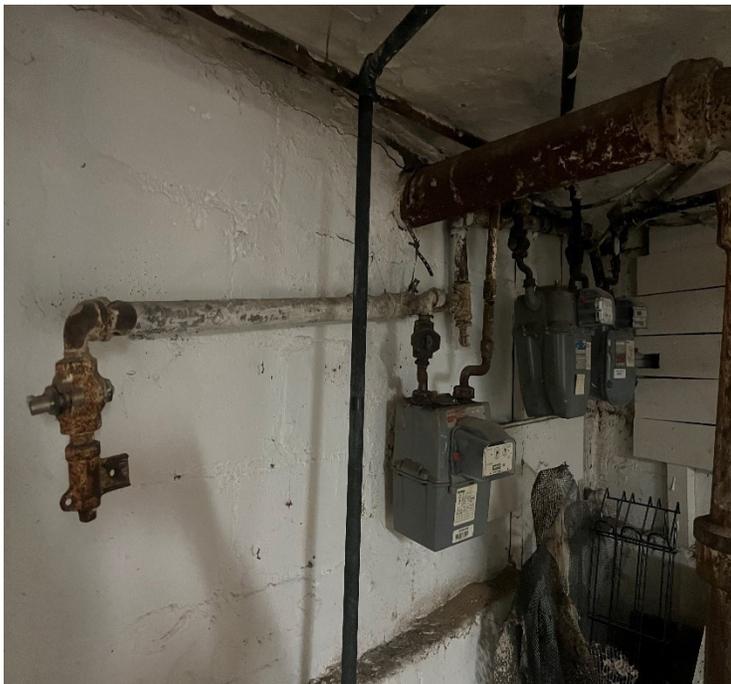
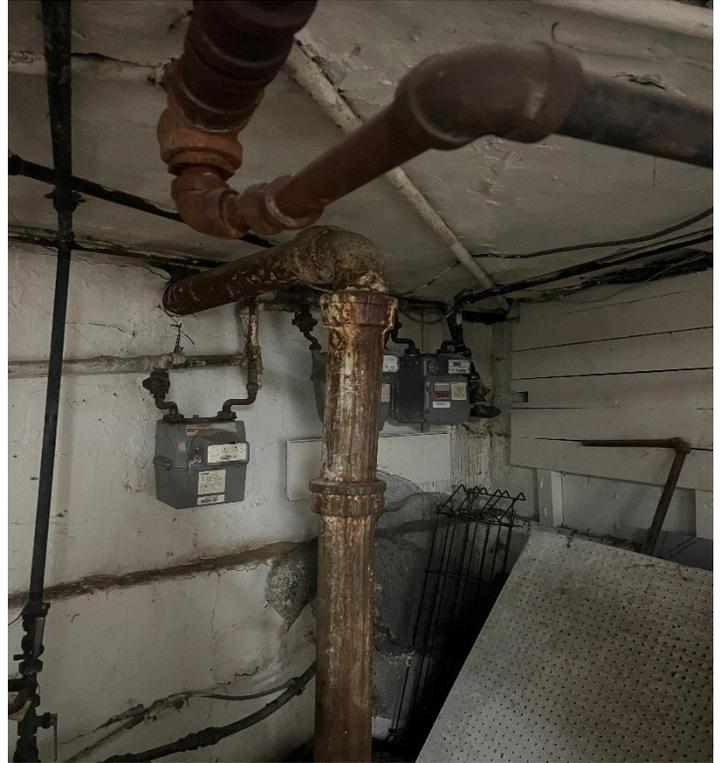
ADDRESS	97-56 Corona Ave
CITY, STATE, ZIP	Corona, NY 11368
BLOCK LOT	01879 0020
LOT DIMENSIONS	45.42 ft x 62.25 ft
LOT SIZE	1,420 SF
BUILDING DIMENSIONS	45 ft x 48 ft
TOTAL BUILDING SF	2,776 SF
STORIES	2
BUILDING CLASS	Primarily Three Family with One Store or Office (S2)
ZONING	R5
FAR AS BUILT	1.95
ASSESSED VALUE (22/23)	\$1,495,000
RE TAXES (22/23)	\$8,000



PROPERTY PHOTOS



PROPERTY PHOTOS



RENT ROLL

97-56 Corona Ave.

Unit	Size	Monthly Rent	Annual Rent
Apt. 1	-	\$3,400	\$40,800
Apt. 2	-	\$2000	\$24,000
Apt. 3	-	\$1850	\$22,200
Store	-	\$3,400	\$40,800
TOTAL	-	\$10,650.00	\$127,800.00

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

INCOME & EXPENSES

REVENUE

97-56 CORONA AVE. ELMHURST

Montly Rent

Annual Rent

\$10,650

\$127,800

EXPENSES

Real Estate Taxes (21/22):

\$7,500

Insurance:

\$3,500

Electric(Common):

Tenant Pays

Repairs & Maintenance:

\$3,000

Gas:

\$3,500

Water / Sewer :

\$2,800

TOTAL

\$19,300.00

NET OPERATING INCOME

Gross Revenue:

\$108,000

Less Expenses

(\$19,800)

Net Operating Income:

\$108,500