

74-02

65th Street

BETWEEN CYPRESS HILLS ST. & 74TH AVE.

GLENDALE, QUEENS NEW YORK



Crifasi

Real Estate Inc.

Serving our community since 1974

crifasi.com

Property Description

Fantastic opportunity to own a well-maintained brick corner building located in the heart of Glendale, just off Myrtle Avenue. The property is ideally situated close to express bus and public transportation offering convenient access to Manhattan and surrounding neighborhoods. It's surrounded by local cafes, restaurants, parks, supermarkets and amenities, making it an ideal location for families and commuters alike. The building spans nearly 3,300 square feet of interior space and is currently occupied. It features a flexible layout plus a full basement. The property is heated by gas. Whether for end use or as an investment, this is a rare chance to own a classic corner building in Glendale!

ASKING PRICE FOR SALE:

\$2,300,000

DETAILS:

Approximate Year Built: 1927

Building Class: 4 family

Block & Lot: 3599-31

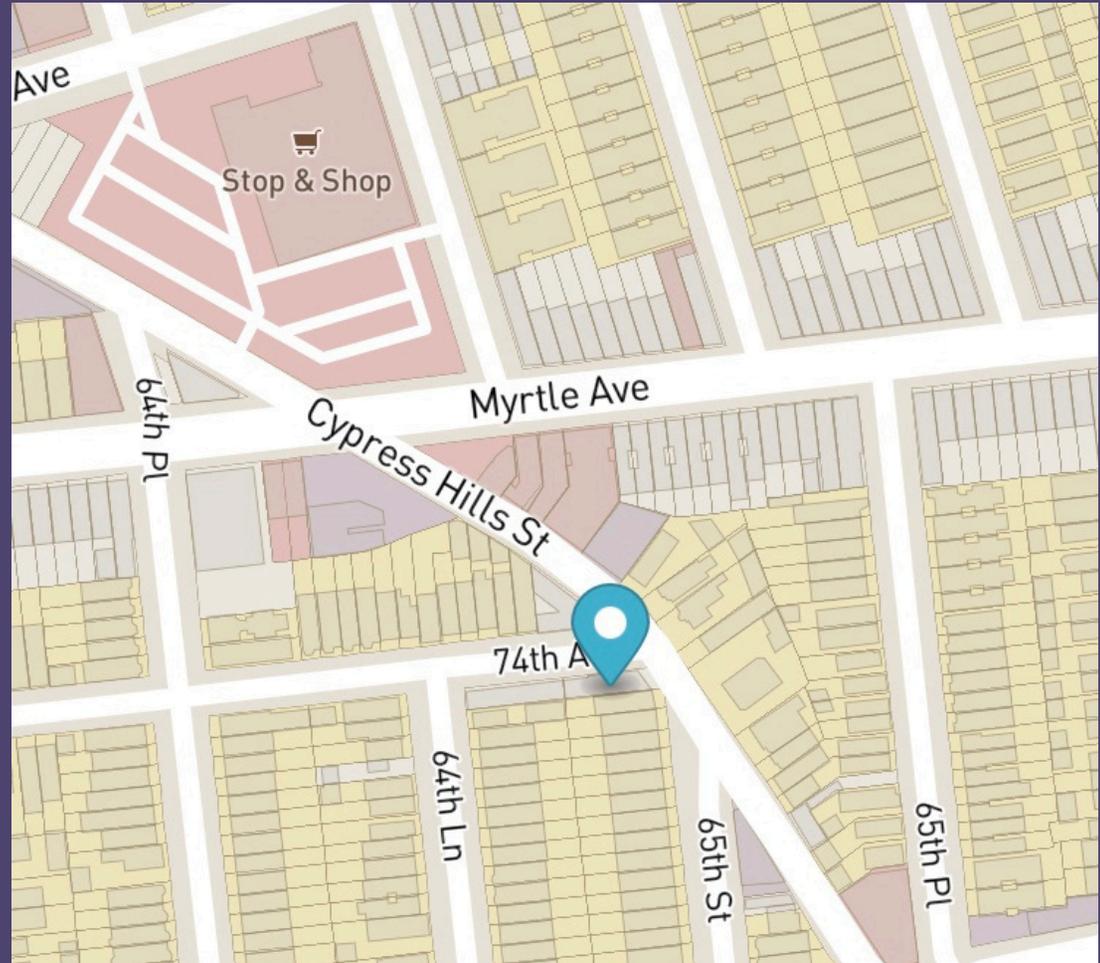
Building Dimensions: 20ft x 55ft

Lot Size: 23ft x 87.42ft

SQFT: 3,300, Zoning: R5B

Neighborhood: Glendale, Queens

Construction: Brick



Crifasi

Real Estate Inc.

Serving our community since 1974
crifasi.com

Current Tenancy and Income:

APARTMENT 1 • 1 BEDROOM	Monthly Rent \$1700	Annual Rent \$20,400	Lease Expiring No Lease
APARTMENT 2 • 2 BEDROOM	Monthly Rent \$2300	Annual Rent \$27,600	Lease Expiring No Lease
APARTMENT 3 • 2 BEDROOM	Monthly Rent \$2450	Annual Rent \$29,400	Lease Expiring No Lease
APARTMENT 4 LEASE EXPIRES JAN. 2026 FOR APT 4 • 4 BEDROOM	Monthly Rent \$2500	Annual Rent \$30,000	Lease Expiring No Lease
PROJECTED RENT	\$3500	\$42,000	TBD

Actual Gross Annual Income: \$107,400.00

Projected Gross Annual Income: \$119,400.00

Building Expenses

1. Taxes: \$13,765
 2. W/S Tax: \$2,000
 3. Insurance: \$3,200
 4. Electric: \$500
 5. Heat/Gas: \$4,800
- Total Expenses : \$24,265

Actual Net Annual Income: \$83,135. 3.58% cap rate at asking price of \$2,300,000

Projected Net Annual Income: \$95,135. 4.11% cap rate at asking price of \$2,300,000

Contact for more info:
Salvatore Crifasi, Broker
Direct: 646-554-7788
E-mail: sal@crifasi.com

