



Fully Occupied Mixed-Use Building for Sale

149-12 41st Ave, Flushing NY 11355

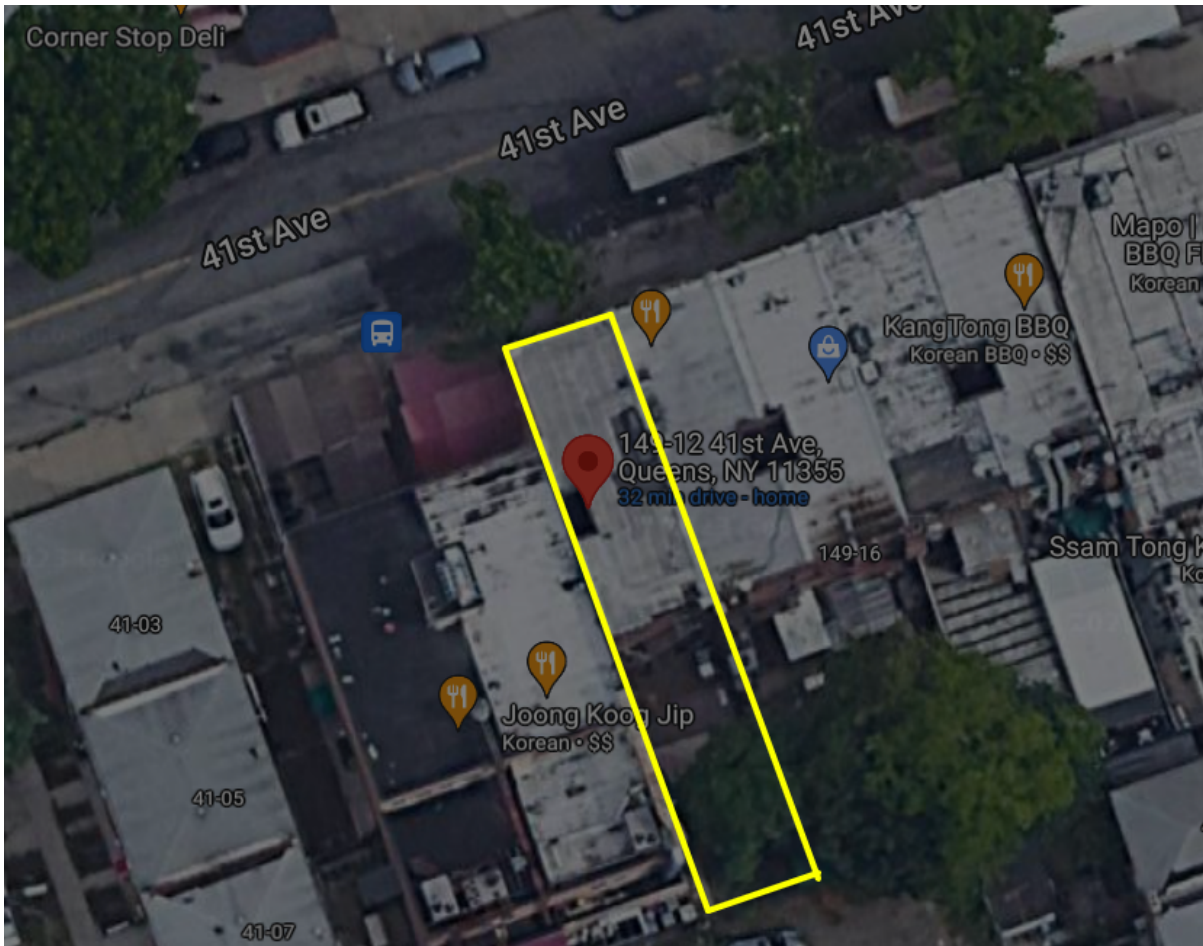
East Coast Realtors, Inc has been retained a listing to arrange for the sale of fully occupied retail building in Flushing

Listing Price \$2,500,000

Property Description

Fully occupied mixed-use building in a well-known restaurant district near LIRR Murray Hill train station.

One retail unit plus 4 (1 bedroom 1 full bathroom) residential units



Building Information

Block, Lot	05054-0027	Zoning	R5, C1-2
Year Built	1925	Property Tax	\$17,057
Lot Size	20 ft x 107 ft	Building Size	20 ft x 54 ft
Lot Sq. Ft	2,143	Building Sq. Ft	3,240
Retail Space	1,080 sqft	Residential Space	2,160 sqft

Financial Information

Actual Income

Level	Tenant	Monthly Rent	Annual Rent	Tax	Increase
1st Floor	Hair Salon	\$5,217	\$62,604	\$1,250	3% /Yr
Apartment 2A		\$1,450	\$17,400		
Apartment 2B		\$1,450	\$17,400		
Apartment 3A		\$1,300	\$15,600		
Apartment 3B		\$1,500	\$18,000		
Total		\$10,917	\$131,004	\$1,250	

Total Income \$132,254/Yr

Expenses

Property Tax	\$17,057
Insurance	\$4,000
Heating	\$4,000
Water	\$800
Total Expenses	\$25,857/Yr

- All financial information is provided by the seller.
- Prospective buyers should re-verify all information by themselves

Net Income \$106,397



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