

PROPERTY FOR SALE
135-02 Rockaway Blvd
Queens NY

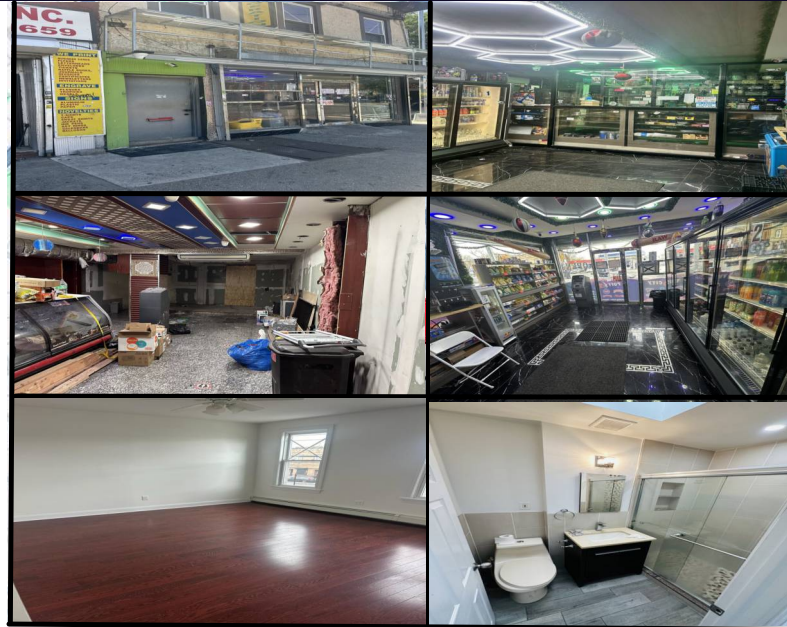


**For more information or to
schedule a viewing call
(516)790-2112**

PROPERTY FOR SALE

135-02 Rockaway Blvd

Queens NY



Offering Summary

Sale Price:	\$1,500,000
Taxes:	\$16,700
Building Size:	4,500sf
Lot Size:	2,250sf
Rental Income	\$187,848
Total Expenses	\$30,000
NOI	\$157,848

Property Overview

135-02 Rockaway blvd, Queens is a 10% Cap rate "Cash Cow" Mixed-Use Building with a Storefront, (3) Apartments, and commercial garage. This is a 4,506sf building in a commercial/residential neighborhood near all public transportation and highways. All apartments are newly renovated and get maximum rental market rate. Great for an investor, 1031, or owner occupant to run their business out of their own building while earning a maximum rental income.

Property Highlights

- High income investment, 10% cap rate, nets \$157,848 after expenses.
- Very low taxes: \$16,700
- Apartments are all newly renovated.
- Central location in Queens, near Manhattan, Brooklyn, Bronx & Nassau.
- Near public transportation and highways
- Huge dry basement for storage 2,250sf.

UPDATED BREAKDOWN

Income: 3br \$3800, 3br \$3800, 1br \$2100
Garage/shop \$2500, Store \$4500.

Total Annual: \$200,400

Expenses: Taxes \$16,700, Insurance \$6,000
common utilities \$7,300. Total annual: \$30,000

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