

SALES * LEASING * APPRAISALS
THE DYNAMIC DUO * TOP 1% in USA
Over 2,400 Transactions Closed

Victor Weinberger Nick Psomopoulos

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917-806-7040 (cell) 917-882-3230

92-16 95th Ave,
Ozone Park, NY, 11416

2 Fam Mixed Use

- *Recently renovated
- *Free Market Rents
- *3 Boilers
- *3 Water Tanks
- *Tenants Pay All Utilities
- *Near Subway
- *Near Shopping
- *Vacancies for users
- *Updated electric
- *Updated plumbing
- *Excellent condition

1st floor: 25 x 100 (2,500 SF Store)
 2nd Floor: 25 x 50
 3rd Floor: 25 x 50
 Full Bsmt
 Renovated Apartments
 3 Boilers & 3 water tanks
 Updated Electric and Plumbing

92-16

Stop and Shop

CLICK FOR VIDEO <https://youtu.be/RBtptm00DHc> (Highlight and Open)

1st floor: 25 x 100
 2nd floor: 25 x 50
 3rd Floor: 25 x 50
 Full Basement
 3 Boilers
 3 Water tanks
 updated plumbing
 updated electric
 updated apartments

EXCELLENT INVESTMENT

92-16

93rd Street

95th ave

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Re/Max Team cannot guarantee this information. We suggest that the purchaser(s) do their own independent study pertaining to zoning, income, etc.

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OVERVIEW 92-16

Address		Building	
Property address	→ 92-16 95th Ave	Building class	→ Primarily Two Family with One Store or Office (S2)
Zip code	11416	Square feet	→ 3,750
Neighborhood	Ozone Park	Building dimensions	→ 25 ft x 50 ft
Borough	Queens	Buildings on lot	1
Block & lot	→ 09032-0008	Stories	3
		Roof height	37 ft
		Year built	1920
Property Taxes		Proximity	
Tax class	1	Structure type	→ 1-side abutted
Property tax	→ \$8,579	Construction type	→ 1-3 family residential
		Grade	Masonry C
Lot		Use	
Lot sqft	→ 2,500	Residential units (DOF)	2
Lot dimensions	→ 25 ft x 100 ft	Residential sqft	→ 2,500
Ground elevation	34 ft	Average residential unit size	→ 1,250
Corner lot	SW	Commercial units	1
		Retail sqft	1,250
		Certificate(s) of occupancy	
Zoning		Floor Area Ratio (FAR)	
Zoning districts	RS, C1-3	Residential FAR	1.5
Zoning map	18a	Facility FAR	2
		FAR as built	1.50
		Maximum usable floor area	3,750
		Usable floor area as built	3,750



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Description: Excellent Ozone Park, Queens Two Building package deal for Sale.

92-16 95th Ave, Ozone Park, NY, 11416

Description: Corner 2 Family Free Market Rents mixed use building featuring a 2,500 SF corner Store and Two 1,000 Sq.Ft renovated apartments.

RE. Tax: Only \$8,579

Tenants pay electric and gas (3 boilers and 3 water tanks)

***1st Floor:** 2,500 SF corner store used by a contractor. \$3,200. NL

***2nd Floor:** Vacant Renovated 1,000 Sq.Ft 5 room apartment

***3rd Floor:** 1,000 Sq.Ft 5 room apartment. NL. Market value:

***Basement:** 1,100 SF Basement is used as storage

Current Gross Income: \$107,400

Annual Expenses: (RE Tax, Water/Sewer, Insurance, Electric) \$, 18,579

Net Operating Income: \$ 88,821

Projected Income at Market Rents: (store: \$5,000, 2 apartments: \$7,000) \$144,000

Annual Expenses: (RE Tax, Water/Sewer, Insurance, Electric) \$, 18,579

Projected Net Operating Income: \$125,421

Price: \$1.4 Million (6.3 Cap at current rent)

(8.95 Cap at projected rents)

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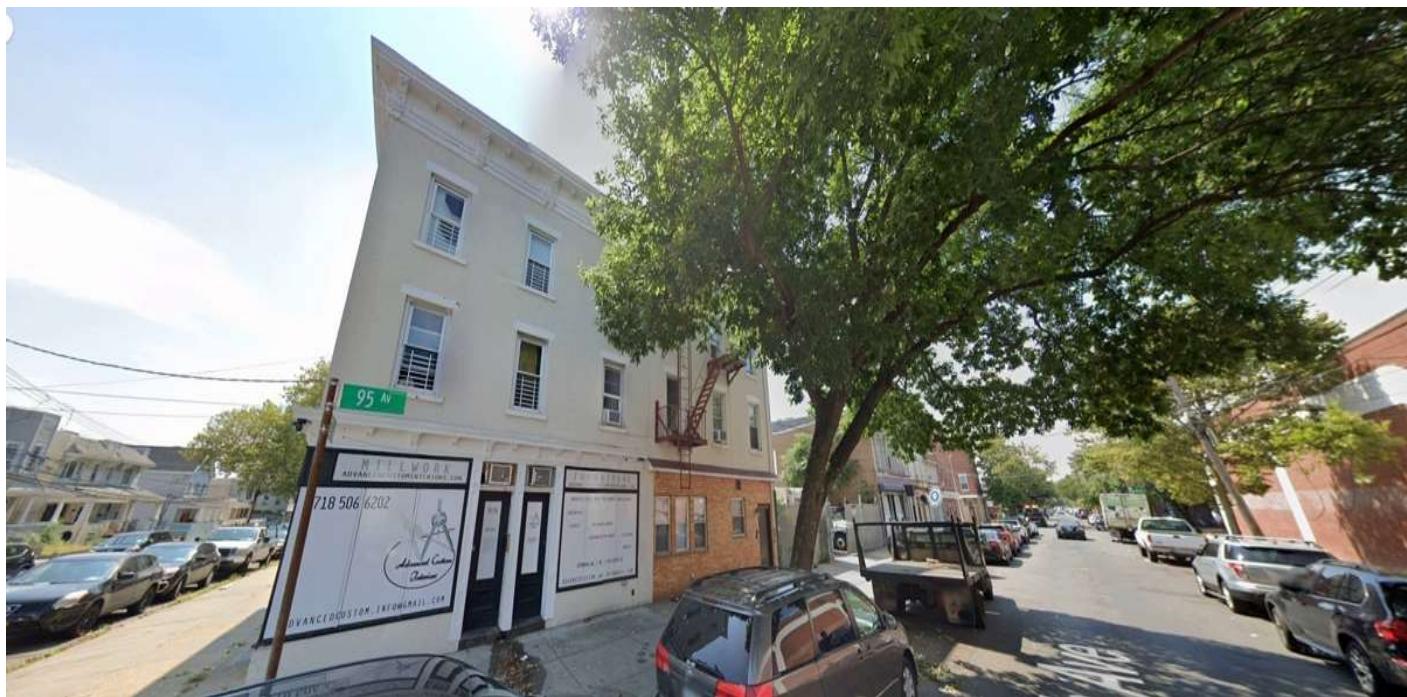


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2nd floor Master Bedroom

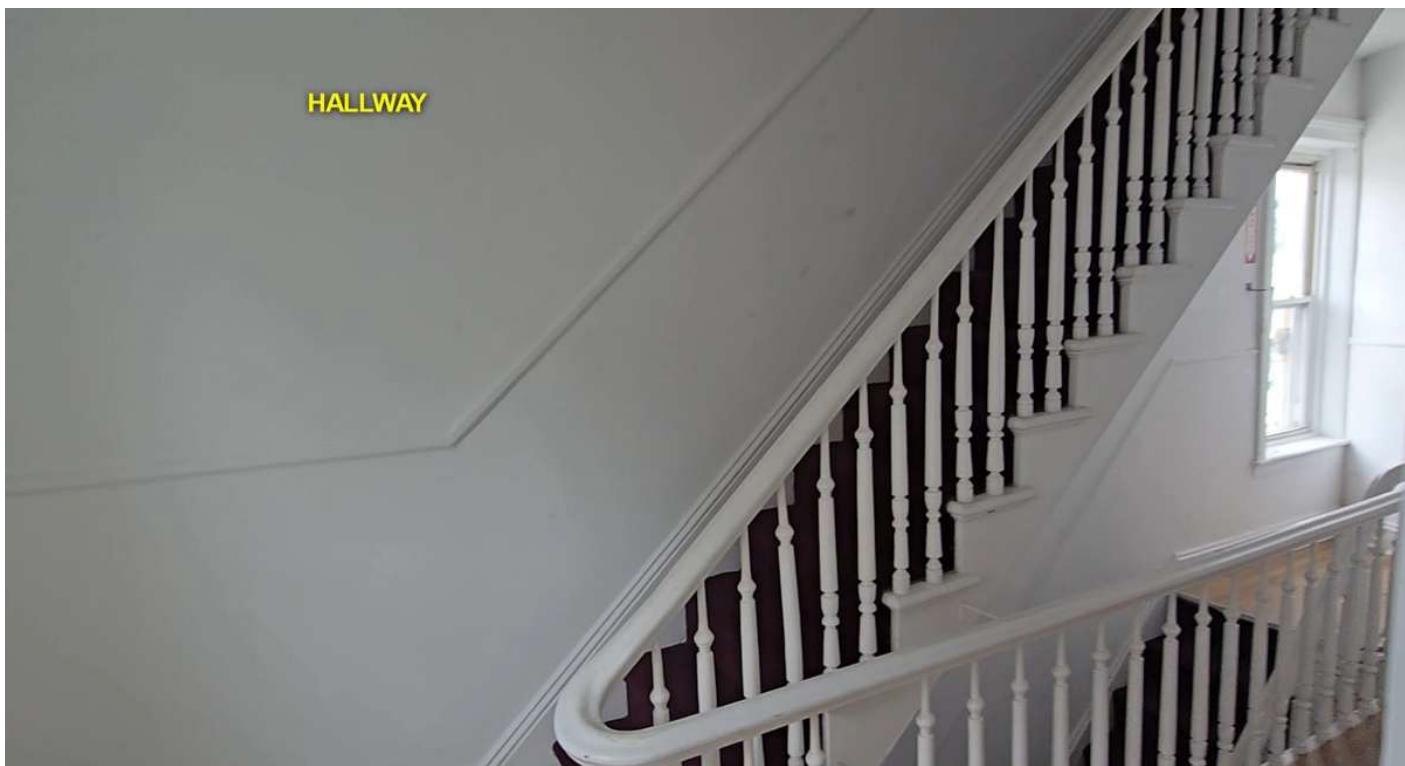


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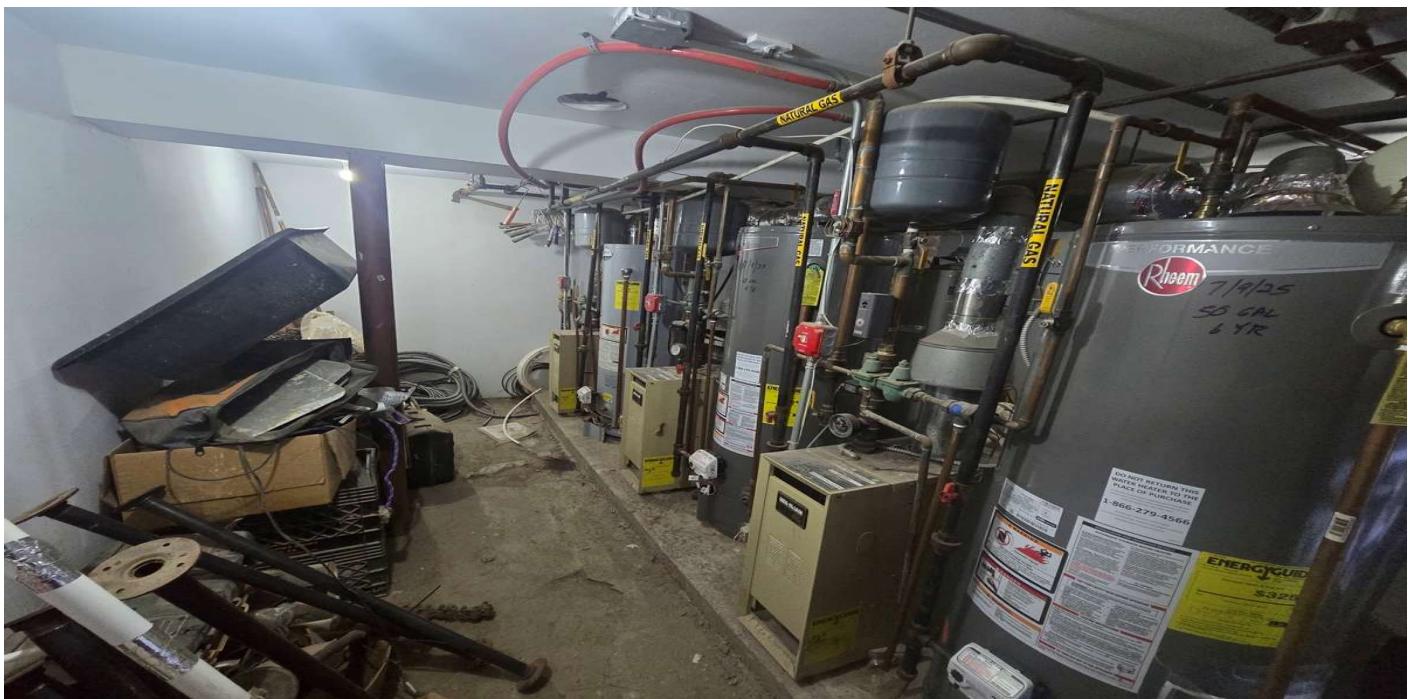
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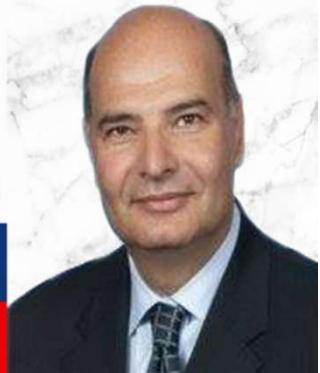
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Certificate of Occupancy

CO Number: 420013103F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 92-16 95TH AVENUE Building Identification Number (BIN): 4187563	Block Number: 09032 Lot Number(s): 8 Building Type: Altered	Certificate Type: Final Effective Date: 04/22/2011 Expiration Date: 11/17/2019
This building is subject to this Building Code: Prior to 1968 Code <i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 4 Building Occupancy Group classification: R-3 Multiple Dwelling Law Classification: None No. of stories: 3 Height in feet: 22	(Prior to 1968 Code designation) (2008 Code) No. of dwelling units: 2	
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: Board of Standards and Appeals - Recording Info: 440-59-BZ		
Borough Comments: None		

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Certificate of Occupancy

CO Number:

420013103F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	F-2		2, 6	BOILER ROOM & ACCESSORY USES
001 001 42		120	M S-2		6	RETAIL STORE & ACCESSORY STORAGE
002 002		40	R-3	1	2	DWELLING UNIT
003 003		40	R-3	1	2	DWELLING UNIT

IN ACCORDANCE WITH BOARD OF STANDARDS AND APPEALS RESOLUTION CALENDER#215-0 9 BZ-NOTE: THIS PERMIT SHALL BE FOR A TERM OF TEN YEARS TO EXPIRE ON NOVEMBER 17,2019 AND THE HOURS OF OPERATION SHALL BE LIMITED TO 6:00AM TO 10:00PM DAILY

END OF SECTION

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