



SALES * LEASING * APPRAISALS
THE DYNAMIC DUO * TOP 1% in USA
Over 2,400 Transactions Closed
Victor Weinberger  **Nick Psomopoulos**
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 <= VWremax@gmail.com Npsomopoulos@yahoo.com =>
917-806-7040 (cell) 917-882-3230



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

2 Fam Mixed Use



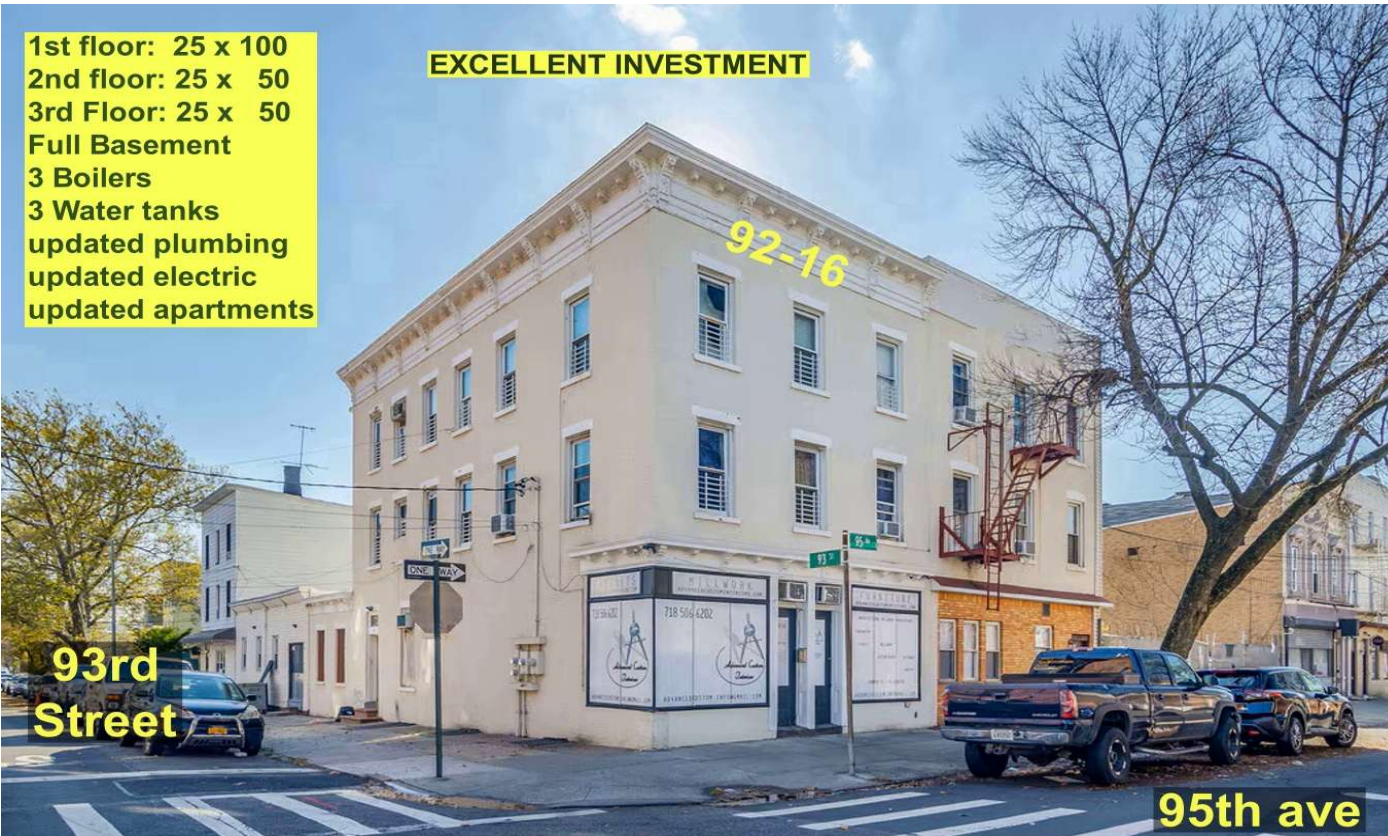
1st floor: 25 x 100 (2,500 SF Store)
2nd Floor: 25 x 50
3rd Floor: 25 x 50
Full Bsmt
Renovated Apartments
3 Boilers & 3 water tanks
Updated Electric and Plumbing

- *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

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



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
		Proximity	1-side abutted
		Structure type	→ 1-3 family residential
		Construction type	Masonry
Property Taxes		Grade	C
Tax class	1	Use	
Property tax	→ \$8,579	Residential units (DOF)	2
Lot		Residential sqft	→ 2,500
Lot sqft	→ 2,500	Average residential unit size	→ 1,250
Lot dimensions	→ 25 ft x 100 ft	Commercial units	1
Ground elevation	34 ft	Retail sqft	1,250
Corner lot	SW	Certificate(s) of occupancy	
Zoning		Floor Area Ratio (FAR)	
Zoning districts	R5, 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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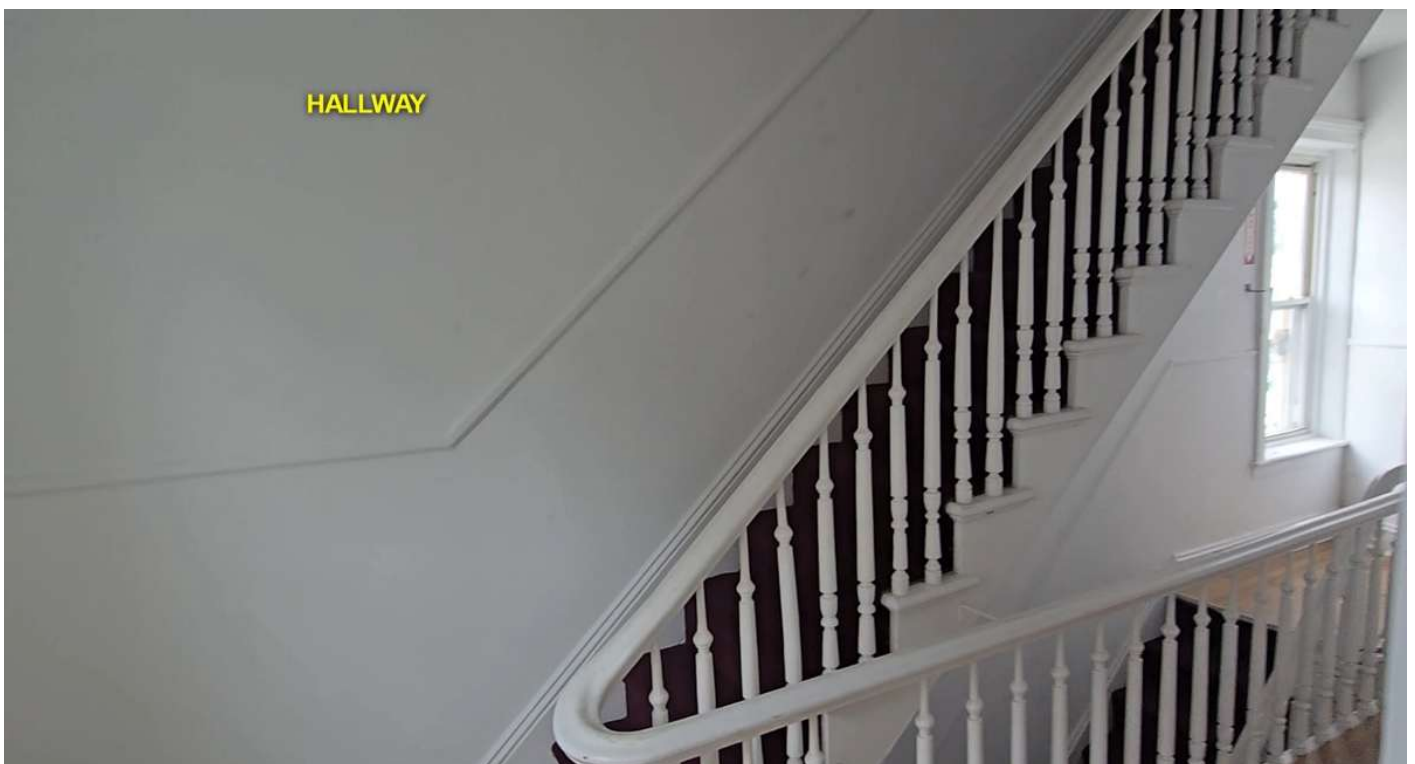


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Certificate of Occupancy

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	Block Number: 09032	Certificate Type: Final
	Address: 92-16 95TH AVENUE	Lot Number(s): 8	Effective Date: 04/22/2011
	Building Identification Number (BIN): 4187563	Building Type: Altered	Expiration Date: 11/17/2019
<p>This building is subject to this Building Code: Prior to 1968 Code</p> <p><i>For zoning lot metes & bounds, please see BISWeb.</i></p>			
B.	Construction classification: 4	(Prior to 1968 Code designation)	
	Building Occupancy Group classification: R-3	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 3	Height in feet: 22	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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