



PERFECT INVESTMENT MIXED USE

134-11 liberty ave  
south Richmond hill, NY 11419

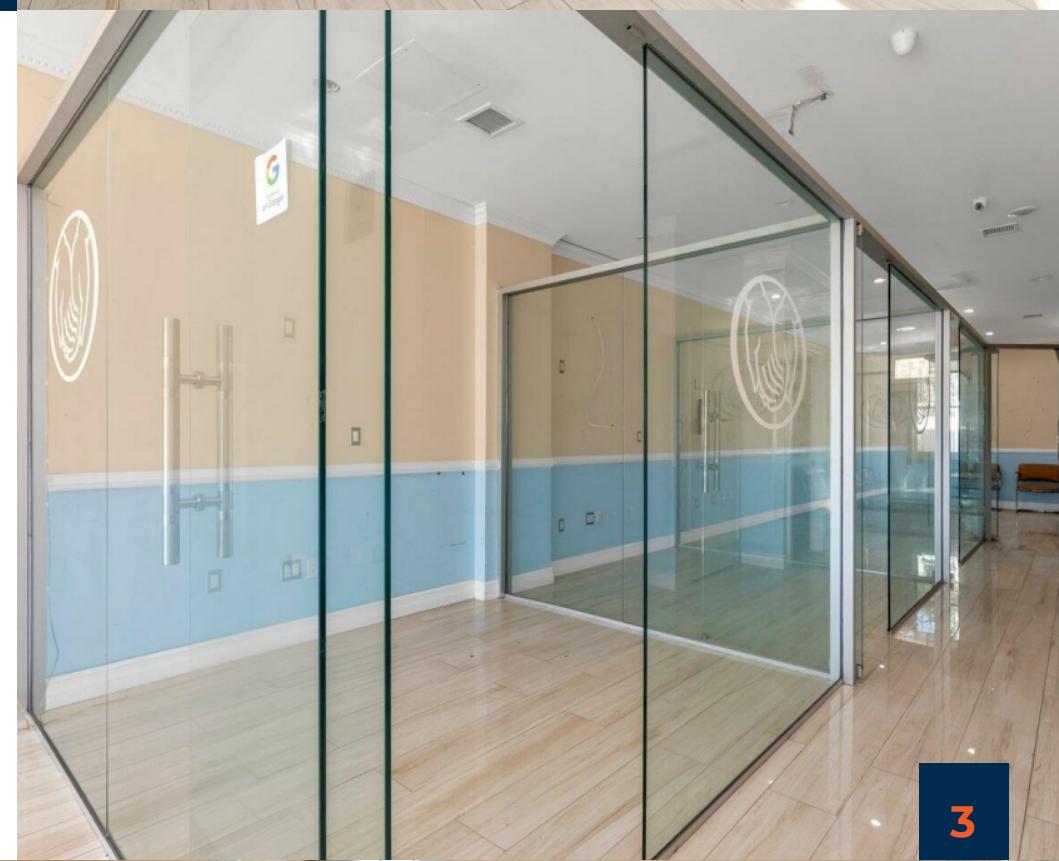


# INVESTMENT SUMMARY

We are pleased to present the opportunity to acquire Perfect Investment Mixed use , a 2,034 square foot retail center located in the affluent and rapidly growing community of South Richmond Hill, NY. Perfect Investment Mixed use offers investors an opportunity to acquire a heavy foot traffic retail on 1st floor with 2 Apartments on 2nd floor.

## PROPERTY SUMMARY

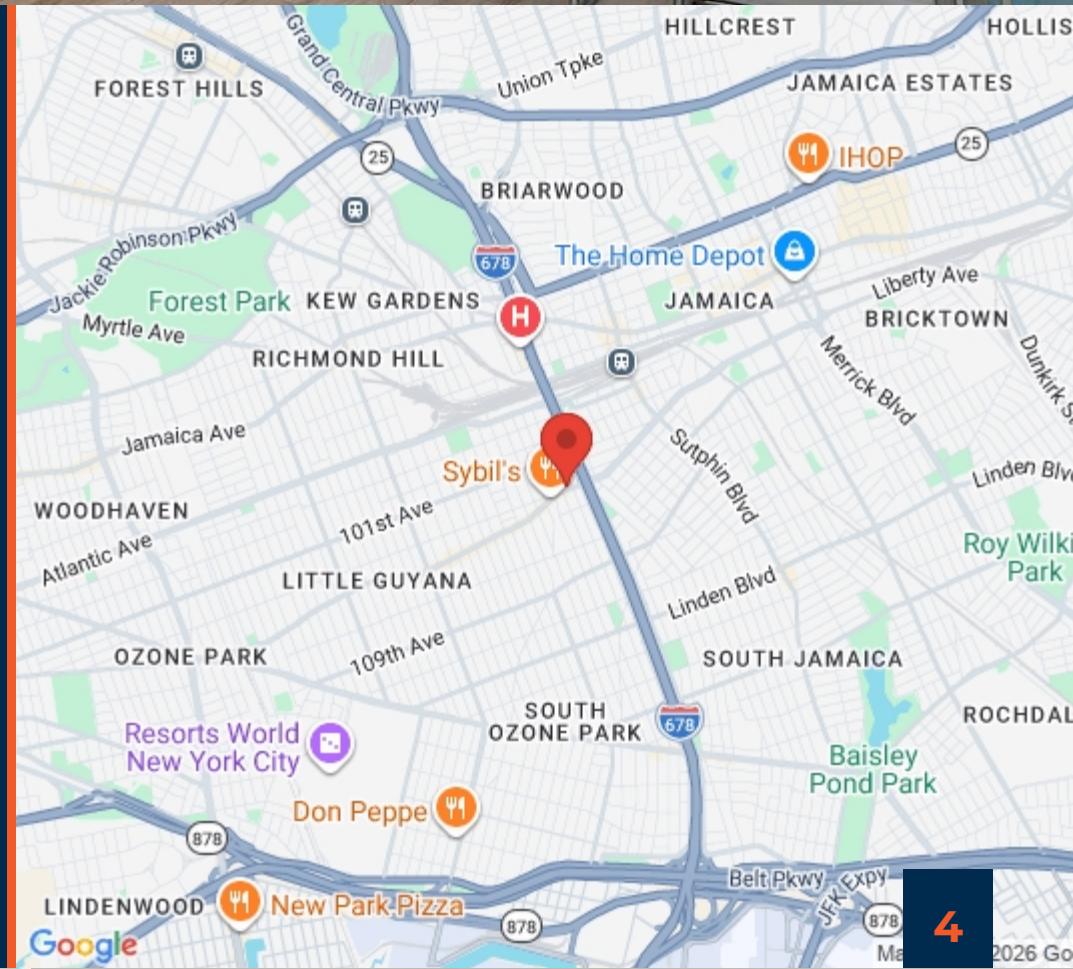
Offering Price	\$1,169,000
CAP Rate	8.00%
NOI	\$93,520
Building SqFt	2,034 SqFt
Year Built	1920
Lot Size (acres)	0.03
Parcel ID	09502-0041
Zoning Type	Commercial
County	Queens
Frontage	18.60 Ft
Coordinates	40.691762,-73.812346





## INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Property is strategically located in the Richmond hill with direct frontage on Liberty Ave The opportunity is being offered for \$1,169,000.00.
- 134-11 Liberty Ave , South Richmond Hill, Ny 11419 is being offered at \$1,169,000.00 with a net operating income of \$93,520.00.
- Glass Storefronts with Aluminum Frames.





# LOCATION HIGHLIGHTS

- Excellent Visibility from Liberty Ave and Surrounding Businesses.
- Located on Liberty Ave, a major thoroughfare and premier location in the submarket.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within South Richmond Hill.





FOR  
SALE

718-80-1281  
917-957-9989 (Ry)

www.RiyadKhan.com

Riyad Khan  
718-739-5224



Allstate

Riyad Khan  
718-739-5224  
Office Hours  
Monday - Friday  
9:00am - 6:00pm  
Saturday  
9:00am - 1:00pm  
Sunday  
9:00am - 1:00pm  
www.allstate.com  
1-800-Allstate  
RiyadKhan@allstate.com  
Auto Home Business Life  
Health



Allstate

ATM  
24

ATM

DREA  
CONVEN



# CITY OF SOUTH RICHMOND HILL

COUNTY

QUEENS

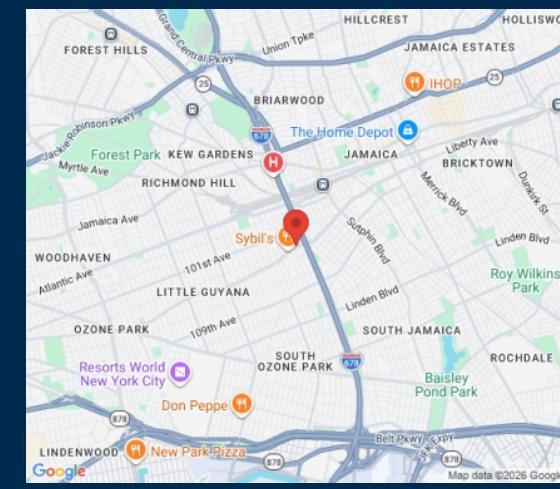
## AREA

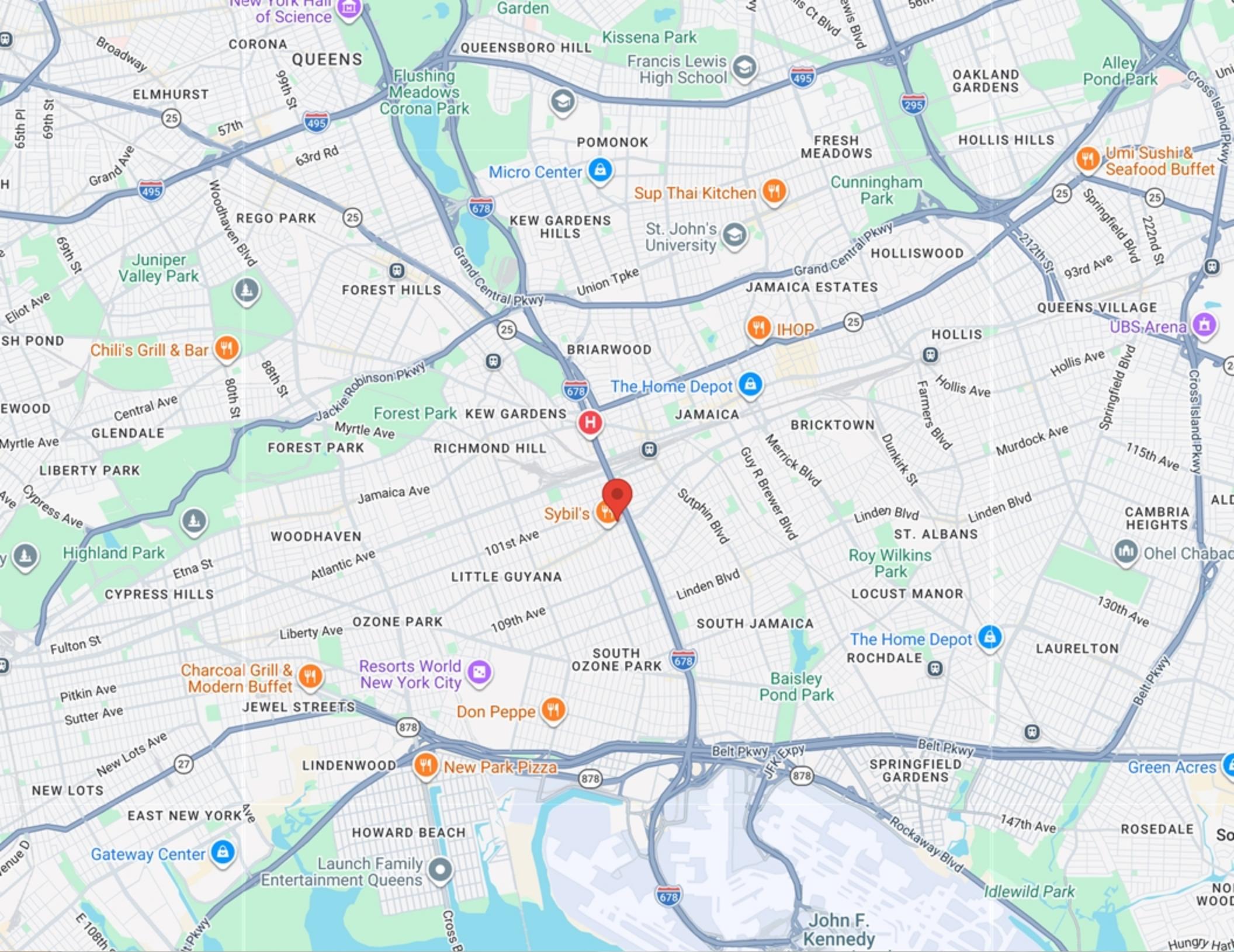
CITY      SOUTH RICHMOND HILL

## POPULATION



## ABOUT SOUTH RICHMOND HILL





EXIT



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISION REAL ESTATE NY LLC and it should not be made available to any other person or entity without the written consent of VISION REAL ESTATE NY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



### AVNISH KUMAR

R.E.Broker  
Mobile: 9179579969  
raj@visionrealestateny.com  
License #: 10491209469

### VISION REAL ESTATE NY LLC

650 South Broadway  
Hicksville, NY 11801  
Office: 718-480-1231  
[www.visionrealestateny.com](http://www.visionrealestateny.com)