



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

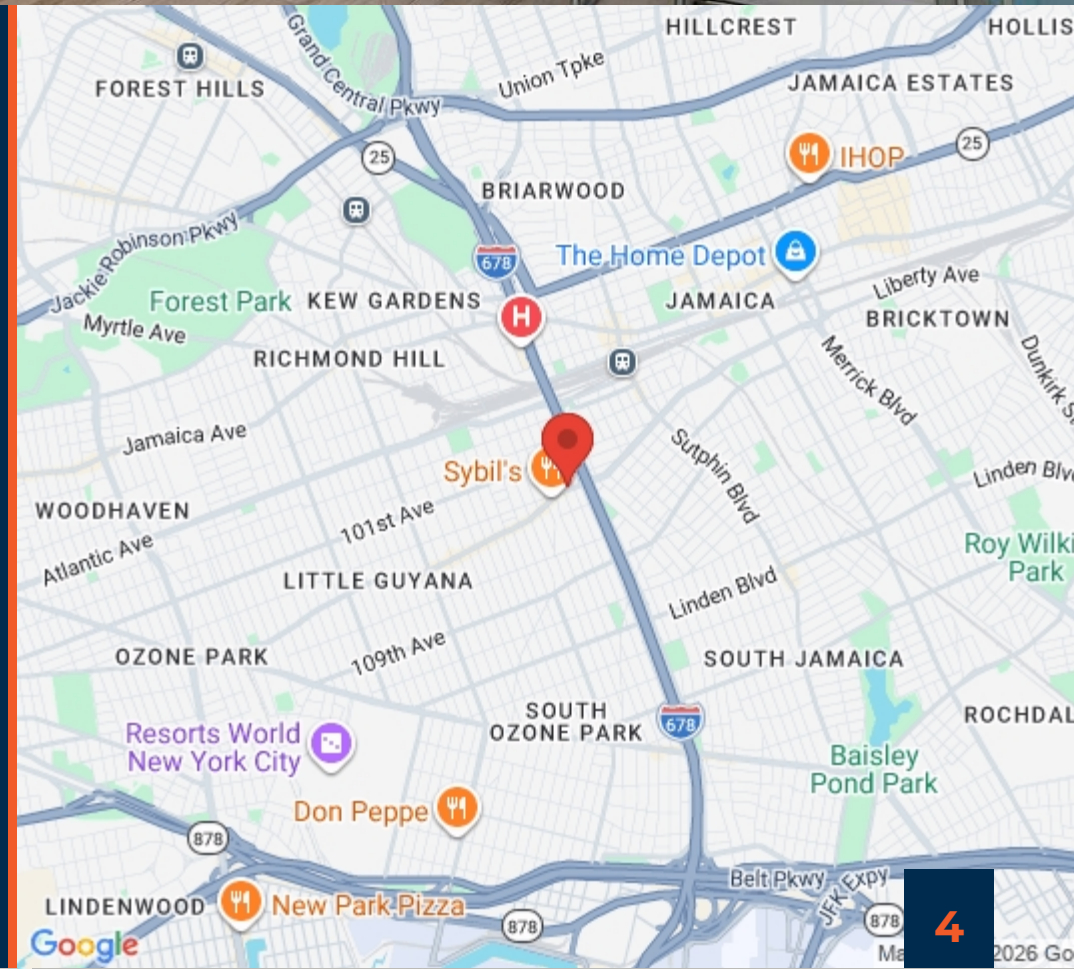
Offering Price	\$1,169,000
CAP Rate	8.00%
NOI	\$93,520
Building SqFt	2,034 SqFt
Year Built	1920
Lot Size (acres)	0.03
Parcel ID	09502-0041
Zoning Type	Commercial
County	Queens
Frontage	18.60 Ft
Coordinates	40.691762,-73.812346

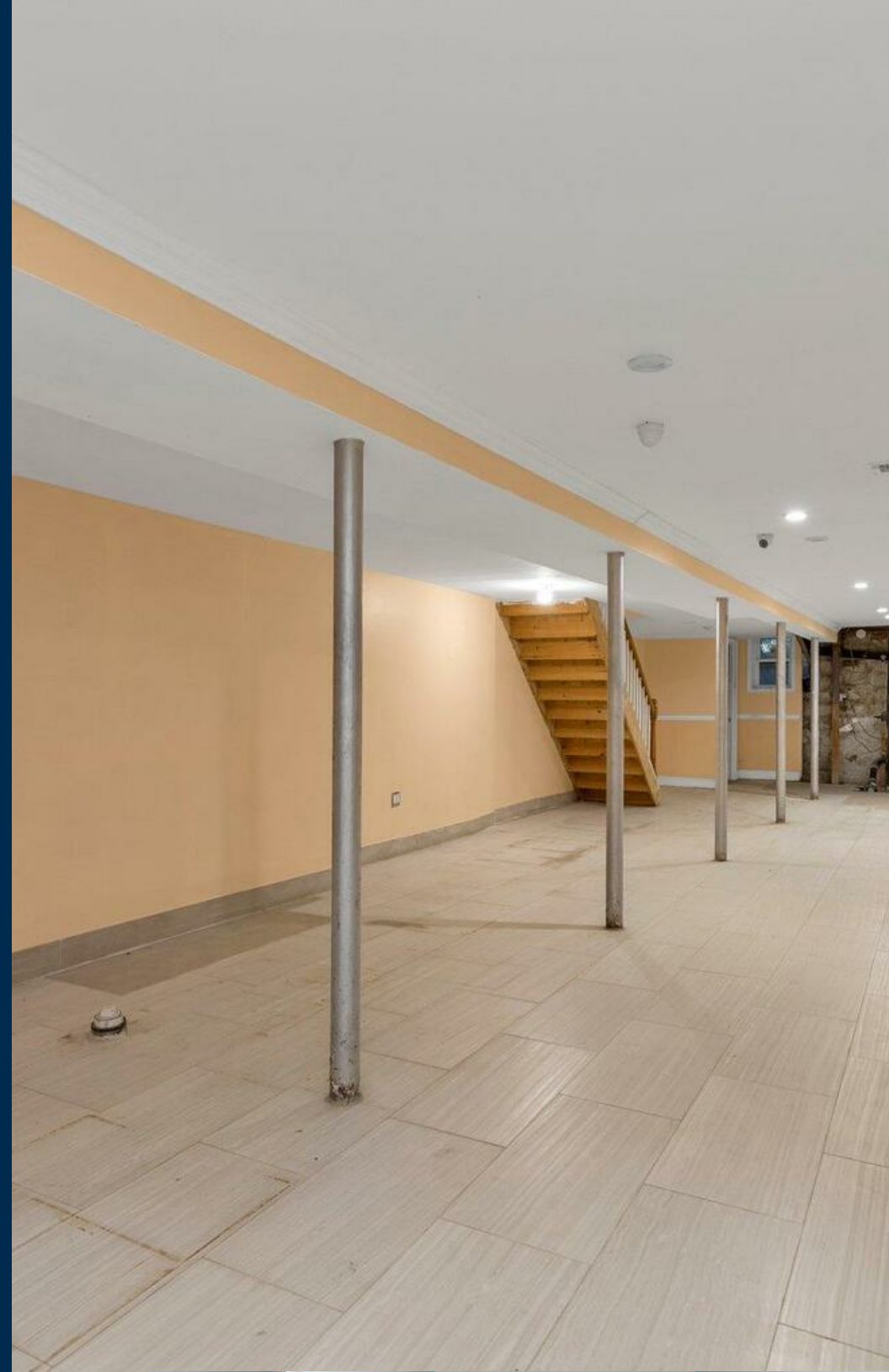




INVESTMENT HIGHLIGHTS

- 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.



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DREAM
CONVEN

OPEN



CITY OF SOUTH RICHMOND HILL

COUNTY

QUEENS

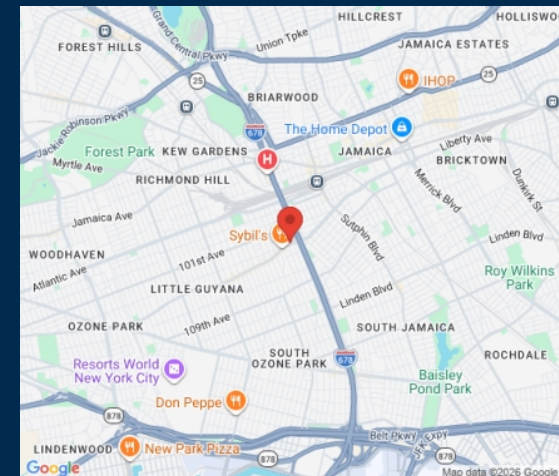
AREA

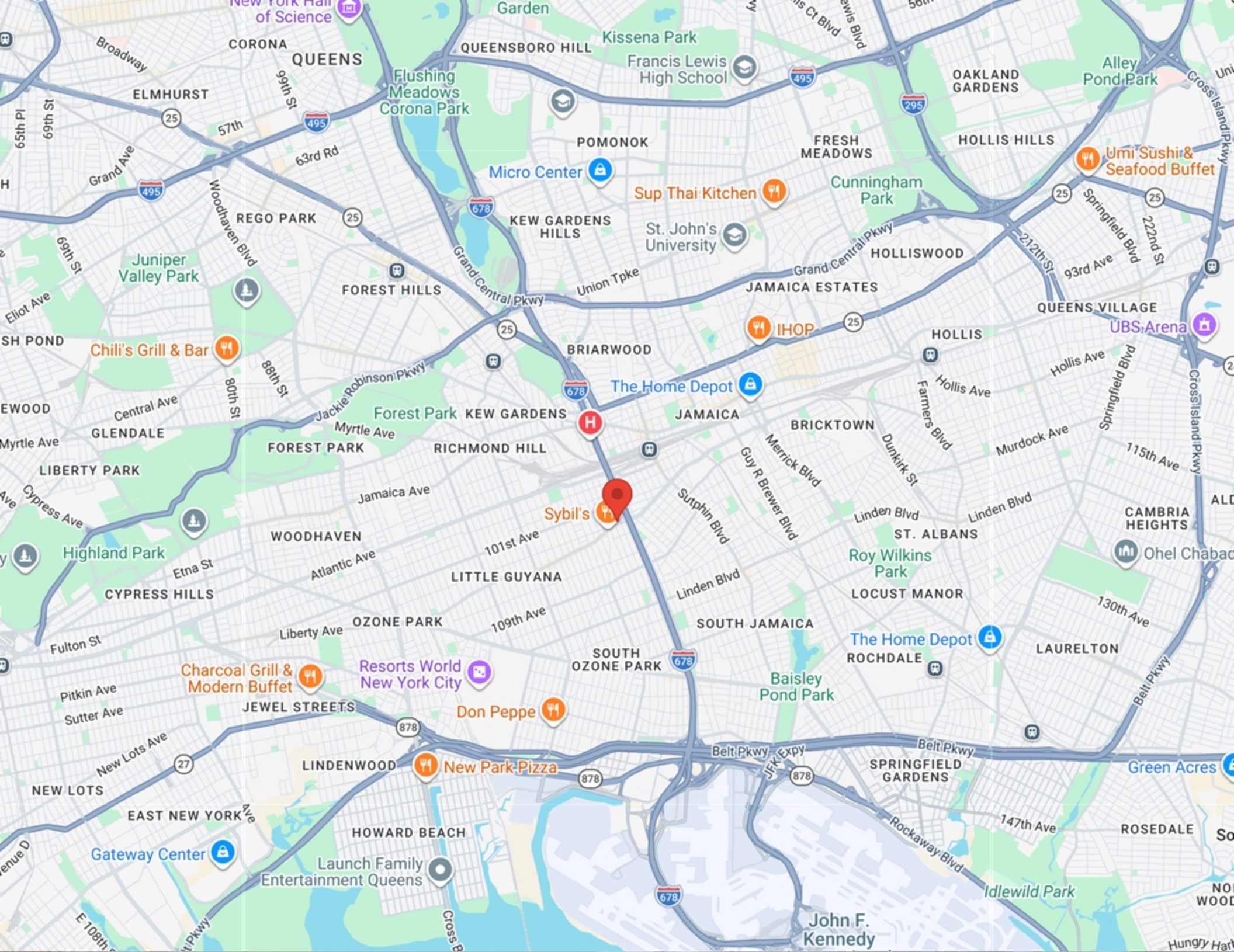
CITY SOUTH RICHMOND HILL

POPULATION



ABOUT SOUTH RICHMOND HILL







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**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