

# 75-11

## Metropolitan Avenue

Middle Village, Queens, New York 11379

# Crifasi

## Real Estate Inc.

Serving our community since 1974

[crifasi.com](http://crifasi.com)

### Property Description

Don't miss this incredible opportunity to own a commercial property in a highly desirable and convenient Middle Village location! Situated on busy Metropolitan Avenue, this property offers excellent visibility and accessibility—close to public transportation, restaurants, supermarkets, and residential homes. The building measures approximately 38 x 65 on a 55 x 100 lot, with a maximum buildable of 15,750 sq. ft., offering tremendous potential for future development or expansion. The property is being sold with the existing business, a well-established laundromat, making it ideal for an owner-user or investor looking for a turnkey opportunity in a thriving neighborhood.



ASKING PRICE FOR SALE:

\$3,999,999

## DETAILS:

Approximate Year Built: 1931

Building Class: K4

Block & Lot: 3066-23

Building Dimensions: 38ft x 65ft

Lot Size: 55ft x 100ft

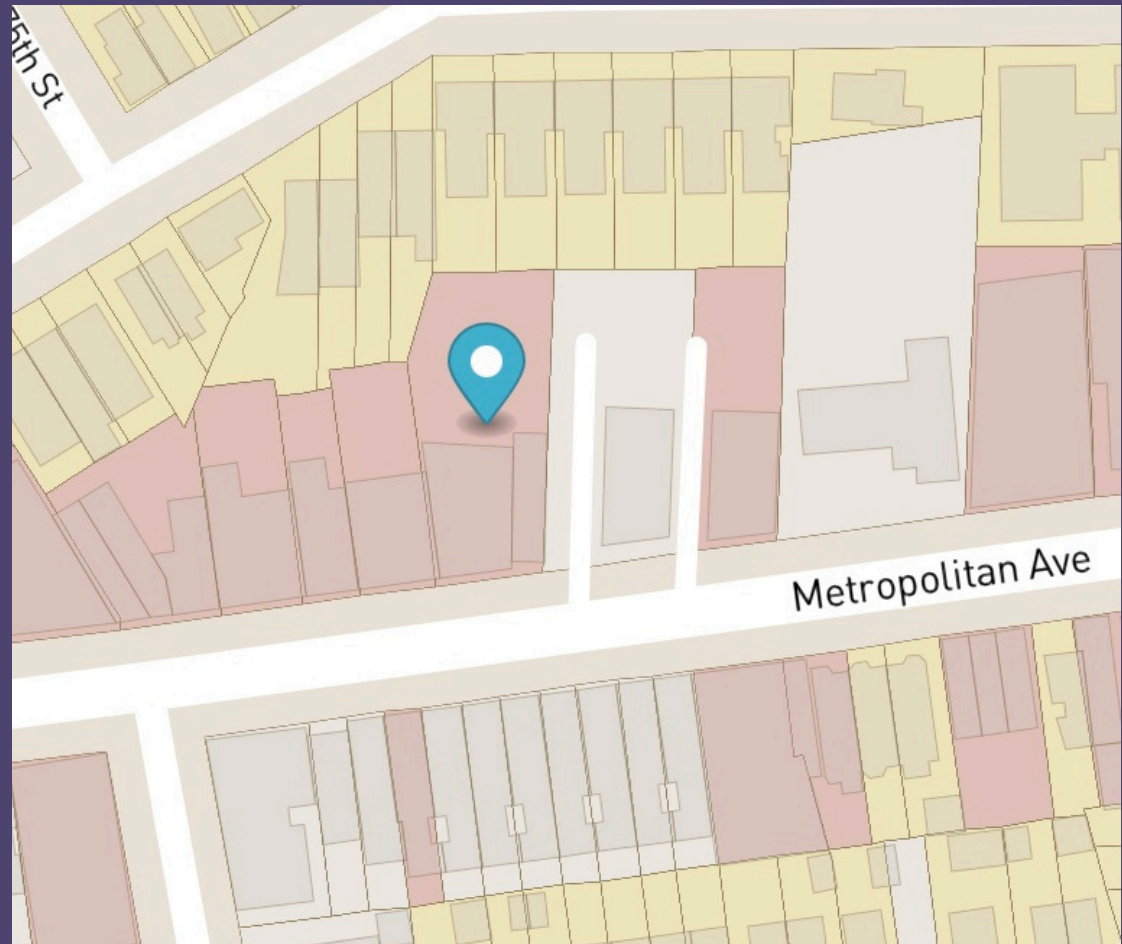
Zoning: R5, C1-3

Taxes: \$39,150 yearly

Roof Height: 23ft

Neighborhood: Middle Village, Queens

Construction: Brick



### Income:

COIN OPERATED MACHINES	Monthly : \$19,200.00
DRY CLEANING DROP OFF SERVICE.	Monthly: \$9,000.00
ALTERATIONS	Monthly: \$200.00
SALES FOR DETERGENTS & TOY COIN VENDOR	Monthly: \$250.00
	Total monthly: \$28,650.00

**Annual Income: \$343,800.00**

### Expenses:

1. Rent:	\$9,000.00 (monthly)
2. W/S Tax:	\$1,800.00 (monthly)
3. Gas:	\$1,200.00 (monthly)
4. Electric:	\$1,800.00 (monthly)
5. Cleaning/Supplies	\$200.00 (monthly)
6. Payroll:	\$2,400.00 (monthly)
Total Expenses :	\$16,400.00 (monthly)

Total monthly: \$16,400.00

**Annual Expenses: \$196,800.00**

**Net Annual Income: \$147,000**



**Contact for more info:**  
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