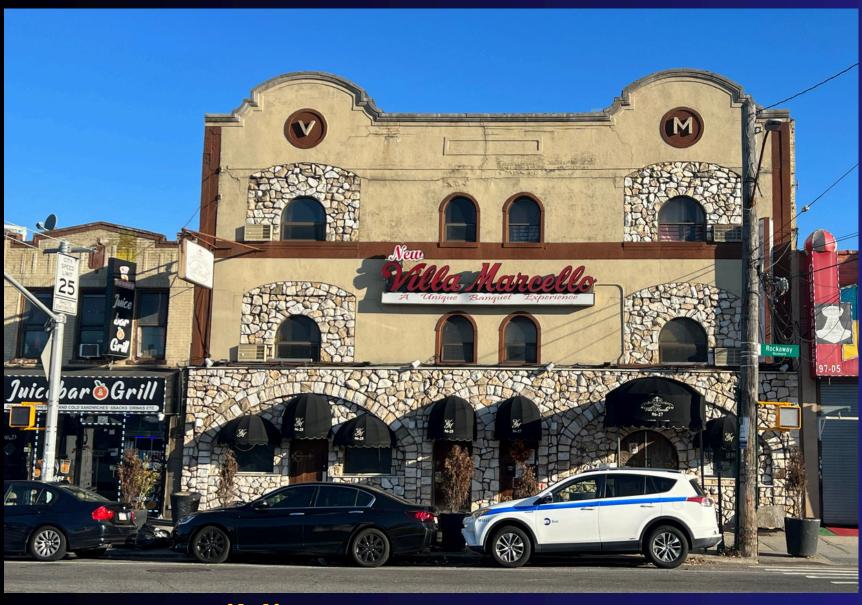
FOR SALE

96-25 Rockaway Boulevard Ozone Park, NY 11417





This property is a beautiful former ground floor catering hall with four large apartments above. It is being offered for sale at 12,000 Sq Ft including basement prep and storage. The space boasts 120 Feet of street frontage on Rockaway Blvd & Liberty Avenue. Apartments are rented on Month to Month basis with yearly income of \$105,000.



Asking \$2,500,000



Building Features

- 120 feet of Frontage
- Certificate of Occupancy for Eating and Drinking establishment with Entertainment Plus four Class A apartments.
- Real Estate Taxes 46,000 Yr
- Join area retailers- CVS,
 Walgreens, TD Bank, Raymour &
 Flanigan, IHOP, & many more.
- Zoning: C 2-3/ R6B Zoning



For More Information Please Contact Exclusive Broker:

Fred Rufrano 347-390-1127 (Office) Fred@KalmonDolgin.com Neil Dolgin 718-388-2331 Office) Neil@KalmonDolgin.com



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