

FOR SALE



Kalmon Dolgin AFFILIATES INC.

**96-25 Rockaway Boulevard
Ozone Park, NY 11417**



Building Summary

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:

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