





# Mixed Use Building for Sale

89-17 Jamaica Ave, Woodhaven NY 11421

East Coast NY, Inc has been retained on an exclusive basis to arrange for the sale of the property located in Woodhaven, NY

**Listing Price \$1,099,000**

## Property Description

Located on Jamaica Ave in Woodhaven, this two-story building offers an excellent investment opportunity or owner-use potential.

This property benefits from significant foot traffic, ideal for retail businesses.

Recently renovated, it features new windows, flooring, kitchen, bathroom, hot water tank and upgraded electrical panel, ensuring modern efficiency and low maintenance.

The building includes one retail unit and one three-bedroom one-bathroom apartment.

The retail unit recently leased to a new pharmacy tenant.



## Building Information

Block, Lot	08868-0032	Year Built	1931
Lot Size	19.42 X 97.67	Lot Sq. Ft.	1,896
Retail Space Sq. Ft.	1,073	Building Sq. Ft.	2,146
Residential Sq. Ft.	1,073	Zoning	R-6A, C1-4

## Financial Information

### Property Rental Income

Units	Tenant	Annual Rent	Sq. ft	Lease
1FL	Pharmacy	\$54,000	1,073	10 years
2FL	Apartment (3 Beds 1 Bath)	\$27,600	1,073	m/m
Total		\$81,600		

### Expenses

Property Tax	\$7,019
Insurance	\$5,673
Heating(Gas)	\$1,900
Water	\$1,480
Maintenance	\$250
Total Expenses	\$16,322

- All financial information is provided by the seller.
- Prospective buyers should re-verify all information by themselves

**Property Net Income \$65,278**



Exclusive Listing Agent  
East Coast NY Inc.  
Jimmy Ma (516) 728-8139





