



B · SQUARE REALTY 盛世地產

T: (718) 939.8388 136-20 38<sup>th</sup> Ave 3E, Flushing NY 11354  
800 Northern Blvd, Great Neck, NY 11021



BARBIE LI  
REAL ESTATE TEAM

# JACKSON HEIGHTS MIXED-USED

Great for 1031 exchange property or end-users!

## FOR SALE

95-07 ROOSEVELT AVE  
JACKSON HEIGHTS, NY 11372

ASKING PRICE \$2,380,000



### BUILDING HIGHLIGHTS

<b>Lot Size:</b>	20 ft x 80 ft
<b>Zoning:</b>	R6, C2-4
<b>Building Size:</b>	20 ft x 62 ft
<b>Stories:</b>	<b>2 Stories</b>
	(1) Storefront
	(2) Each Unit 2 Beds 1 Bath

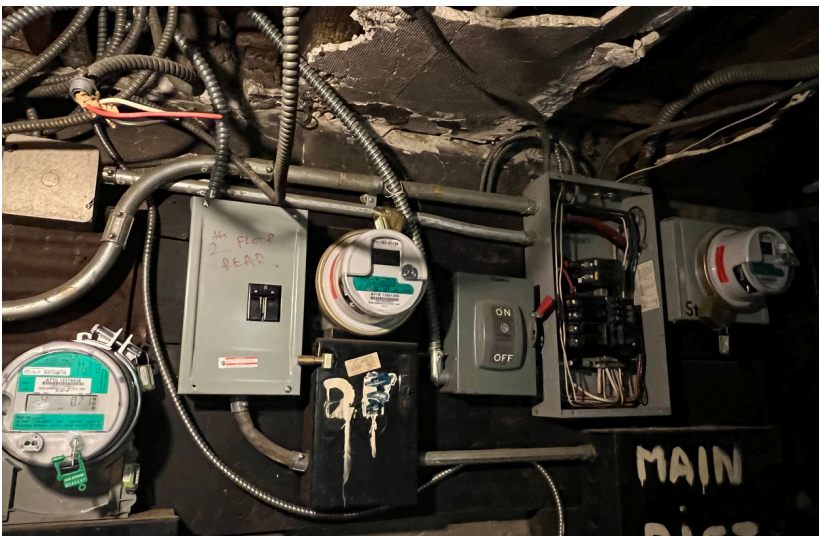
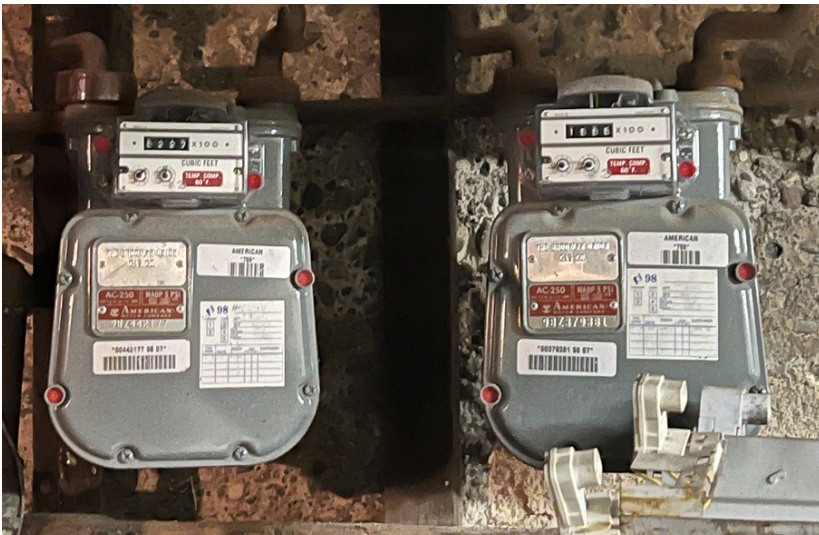




# AN EXCEPTIONAL INVESTMENT OPPORTUNITY

95-07 Roosevelt Ave, rare find mix-use buildings in the prime location of Roosevelt Ave, Jackson Heights.

*This building consists of one retail space (basement newly renovated) and 2 residential units. Retail is vacant, previously was pharmacy.* 1 block away from 7 train Junction Blvd-subway station, close to major highways, shops, and restaurants, convenient to all.



# FINANCIAL OVERVIEW

## INCOME

UNIT	LAYOUT	LEASE	INCOME/M. (CURRENT)	INCOME/Y. (CURRENT)	INCOME/Y. (PRO-FORMA)
STORE	GRD FLR & BSMT	1500+SQFT VACANT	\$8,500 (Projected)		\$102,000
2F	2 bedroom apt.	M TO M	\$1,200	\$14,400	
2R	2 bedroom apt.		\$2,500 (Projected)		\$30,000
<b>TOTAL INCOME</b>					<b>\$146,400</b>

## EXPENSE

R.E. TAX	\$14,664 (50% PAY BY STORE)
WATER	\$3,567
HEATING	\$2,481
CLEANING/MAINTENANCE	\$4,000
TOTAL EXPENSE	\$17,380
<b>NET INCOME</b>	<b>\$129,020</b>



Listing Agent

**Barbie Li**

Lic. R.E Broker

Team Leader of BLT

Team Mentor of B2STARS

Schedule a Showing

Email us at [info@barbieliteam.com](mailto:info@barbieliteam.com)

More information

please call at **646-889-9988**



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\*ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.\*