

55-19 Metropolitan Ave

Maspeth, Queens 11385



For Sale

**Mixed-use: 3 Residential Units, 1 Commercial Unit
with two private garage spaces**



Description

Reyes & Elsamad Real Estate Group has been retained on an exclusive basis to sell 55-19 Metropolitan Ave, located in Maspeth Queens. This property has one 4-bedroom unit along with two 1-bedroom units for a total of three apartments. The property also offers a commercial unit that is currently leased till the end of June 2026. We are delivering this commercial unit vacant which gives a rare opportunity for a business owner to own the property while moving their business inside the building. Contact us for further information.

Property Details

Address	55-19 Metropolitan Ave
Location	Corner of 55th St and Metropolitan Ave
Block Lot	2640 0001
Lot Dimensions	25 x 100
Lot SF	2,500
Building Dimensions	22 x 67
Stories	2 + (cellar)
Zoning	R6B, C2-4
Residential FAR	2.0
Facility FAR	2.0
Unused FAR	1,075
Current Property Tax	\$18,927
Current Tenancy	100% Occupied
Total Units	Four + 2 Garages



Asking Price: \$1,700,000

For more information, please contact:

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[3D Tour Link: Click Here](#)

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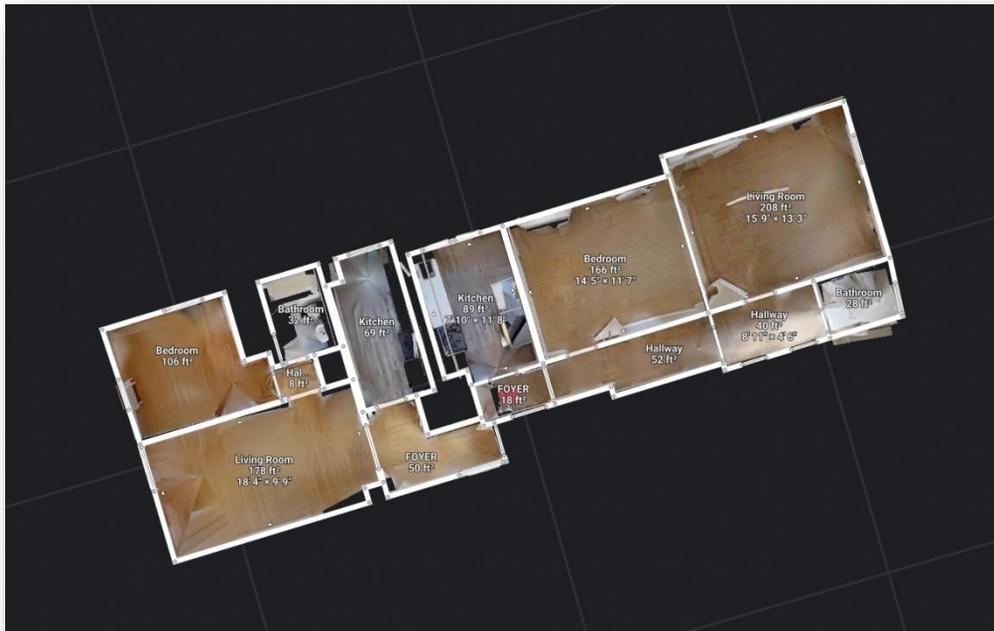
UNIT	Type	SF	PPSF	CURRENT	PROFORMA	NOTES
Commercial	Ground	1,274	\$23.67	\$2,513	\$3,000	Delivered Vacant LXP: Jun 30, 2025
1	4 Bed 1 Bath	1,200	\$37.00	\$3,700	\$3,800	LXP: Dec 31, 2026
2R	1 Bed 1 Bath	600	\$48.00	\$2,400	\$2,700	LXP: November 15 2026
2F	1 Bed 1 Bath	600	\$52.00	\$2,600	\$2,700	LXP: July 31st 2026
Garage 1		200	\$21.00	\$350	\$375	Month to Month
Garage 2		200	\$21.00	\$350	\$375	Month to Month
Monthly				\$11,913	\$12,950	
Yearly				\$142,956	\$155,400	

	CURRENT	PROFORMA
GROSS OPERATING INCOME	\$142,956	\$155,400
Vacancy loss (3%)	\$4,288.68	\$4,662
EFFECTIVE GROSS INCOME	\$138,667.32	\$150,738
Expenses		
REAL ESTATE TAXES (2A)	\$18,927.00	\$18,927.00
Gas Heat	\$4,000.00	\$4,000.00
WATER AND SEWER	\$3,500.00	\$3,500.00
INSURANCE	\$6,000.00	\$6,000.00
COMMON AREA ELECTRIC	\$600.00	\$600.00
REPAIRS & MAINTENANCE (3%)	\$7,147.80	\$4,662.00
TOTAL EXPENSES	\$40,174.80	\$37,689.00
NET OPERATING INCOME:	\$98,492.52	\$113,049.00

	Current	Proforma
Asking Price	\$1,700,000	\$1,700,000
Gross Income	\$142,956	\$155,400
NOI	\$98,492.52	\$113,049.00
Current Cap Rate	5.8%	6.6%
PPSF	\$433.45	\$433.45
GRM	11.9	10.9

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