



Crifasi

Real Estate Inc.

Serving our community since 1974

FOR SALE

65-17 MYRTLE AVE GLENDALE NY 11385 ASKING \$1,199,000



L shaped Brick Commercial building with 2 street access.
The 2 commercial tenants pay all utilities except taxes, water/sewer.
1st Fl & Basement National tenant: **BENJAMIN MOORE PAINTS**
2nd floor features and office.

ANNUAL INCOME

TENANT	INCOME	LEASE EXP.
1st Floor Effective 12/24	\$45,925	Nov. 2029
2nd Floor	\$27,000	Oct. 2025
INCOME	\$72,925	
NET OPERATING INCOME	\$43,621	

ANNUAL EXPENSES

INSURANCE	\$3,900
WATER/SEWER	\$1,000
APPROX. TAXES	\$24,404
EXPENSES	29,304

BUILDING INFO

LOT SIZE	2,325 S/F
BLDG SIZE	3,515 S/F
BASEMENT SIZE	2,045 S/F
1st FLOOR SIZE	2,139 S/F
2nd FLOOR SIZE	1,160 S/F
ZONING	R5D, C1-3
STORIES	2
BASEMENT	FULL
APPROX. ADDITIONAL FAR	1,000 S/F

FOR MORE INFO
PLEASE CONTACT:
JOSEPH V. CRIFASI
Licensed Real Estate Broker
Cell: 718-930-0040
Email: joe@crifasi.com

Owner makes no representation as to the legal use and occupancy of the premises & buyer should do their due diligence and consult their architect, and or attorney for any current or future use.