

**For Sale: a 14 Unit Building**  
**110-50 & 110-52 Corona Ave**  
**Corona, NY, 11368**

**FEATURING:**

- \*Nearly 10,000 SF Building
- \*1990 Solid Brick Construction
- \*4,630 SF Lot (50 x 92.6)
- \*1990 Construction
- \*Most apartments are duplex w/1.5 baths
- \*13 Boilers & two 100 Gallon water tanks
- \*15 Electric/14 Gas meters
- \*4 Front Parking Spots
- \*2 Blocks to Terrace on the Park
- \*Near Flushing Meadows Park
- \*Near 2 highways (LIE and GCP)
- \*Near Forest Hills and Rego Park

**INVESTMENTS-SALES-LEASING**  
**VICTOR WEINBERGER**  
 NYS Licensed RE. Associate  
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**917-806-7040**

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136-11 33rd St, Long Island City, NY, 11106 | 2709 Coney Island Ave, Brooklyn, NY, 11235  
 27-04 Francis Lewis Blvd, Bayside, NY, 11368 | 2409 Hempstead Tpke, E. Meadow, NY, 11554

**Price: \$3,200,000**

**Property Video: <https://youtu.be/Eu9SAomdRWk> (Highlight link and click to open)**



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### INCOME/EXPENSES

110-50							
Apt#	#Bedrooms	#Bathroom(s)	Lease Expires	Monthly Rent	Annual Rent		
1F	2 (duplex)	1.5	12/31/2027	\$1,950.00	\$23,400		
1R	2 (duplex)	1.5	12/31/2026	\$1,685.00	\$20,220		
2F	2 (duplex)	1.5	12/31/2026	\$1,753.00	\$21,036		
2R	2 (duplex)	1.5	12/31/2026	\$1,488.00	\$17,856		
4R	1 (duplex)	1	12/31/2026	\$1,034.00	\$12,408		
4F	1	1	12/31/2026	\$1,412.00	\$16,944		
110-52							
Apt#	#Bedrooms	#Bathroom(s)	Lease Expires	Monthly Rent	Annual Rent	Annual Expenses	
Basement	studio	1		0	0		
Basement	Studio	1	12/31/2026	\$991.00	\$11,892	Taxes	\$68,716
1F	1	1	12/31/2026	\$900.00	\$10,800	Water/Sewer (both)	8,650
1R	1	1	12/31/2026	\$1,261.00	\$15,132	Electric	\$3,852
2F	2 (duplex)	1.5	12/31/2026	\$1,638.00	\$19,656	Insurance	\$9,600
3R	2 (duplex)	1.5	12/31/2026	\$1,610 + 150 (parking)	\$21,600	Maintenance	\$4,600
4F	1	1	12/31/2026	\$1,236.00	\$14,832	Super (Free studio apt)	\$0
4R	1 (duplex)	1	7/1/2027	<u>\$1,850.00</u>	<u>\$22,200</u>	<b>Total Annual Expenses</b>	<b>\$96,418</b>
				<b>Total Gross Rent</b>	<b>\$227,976</b>	<b>NET ANNUAL INCOME</b>	<b>\$131,558</b>

Price: \$3.2 Million (4.1 Cap)

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### OVERVIEW

#### Address

Property address → 110-50 Corona Ave  
Alternate address(es) 110-48 Corona Ave  
110-52 Gar Corona Ave  
110-52 Corona Ave  
Zip code 11368  
Neighborhood Corona  
Borough Queens  
Block & lot → 01968-0021



#### Property Taxes

Tax class 2  
Property tax → \$68,716  
Property tax tentative \$71,782

#### Lot

Lot sqft → 4,643  
Lot dimensions → 50 ft x 92.6 ft  
Ground elevation 35 ft  
Corner lot No  
Lot shape Irregular

#### Zoning

Zoning districts R6B  
Zoning map 10b

#### Building

Building class Over Six Families without Stores (C1)  
Square feet → 9,750  
Building dimensions → 50 ft x 50 ft  
Buildings on lot 3  
Stories → 4  
Roof height 48 ft  
Year built 1990

#### Use

Residential units (DOF) 12  
Stabilized units 12  
Residential sqft 9,750  
Average residential unit size 813  
Certificate(s) of occupancy

#### Floor Area Ratio (FAR)

Residential FAR 2  
Facility FAR 2  
Current FAR 2.10  
Max buildable area 9,286 sqft  
Current built area 9,750 sqft  
Buildable area -464 sqft



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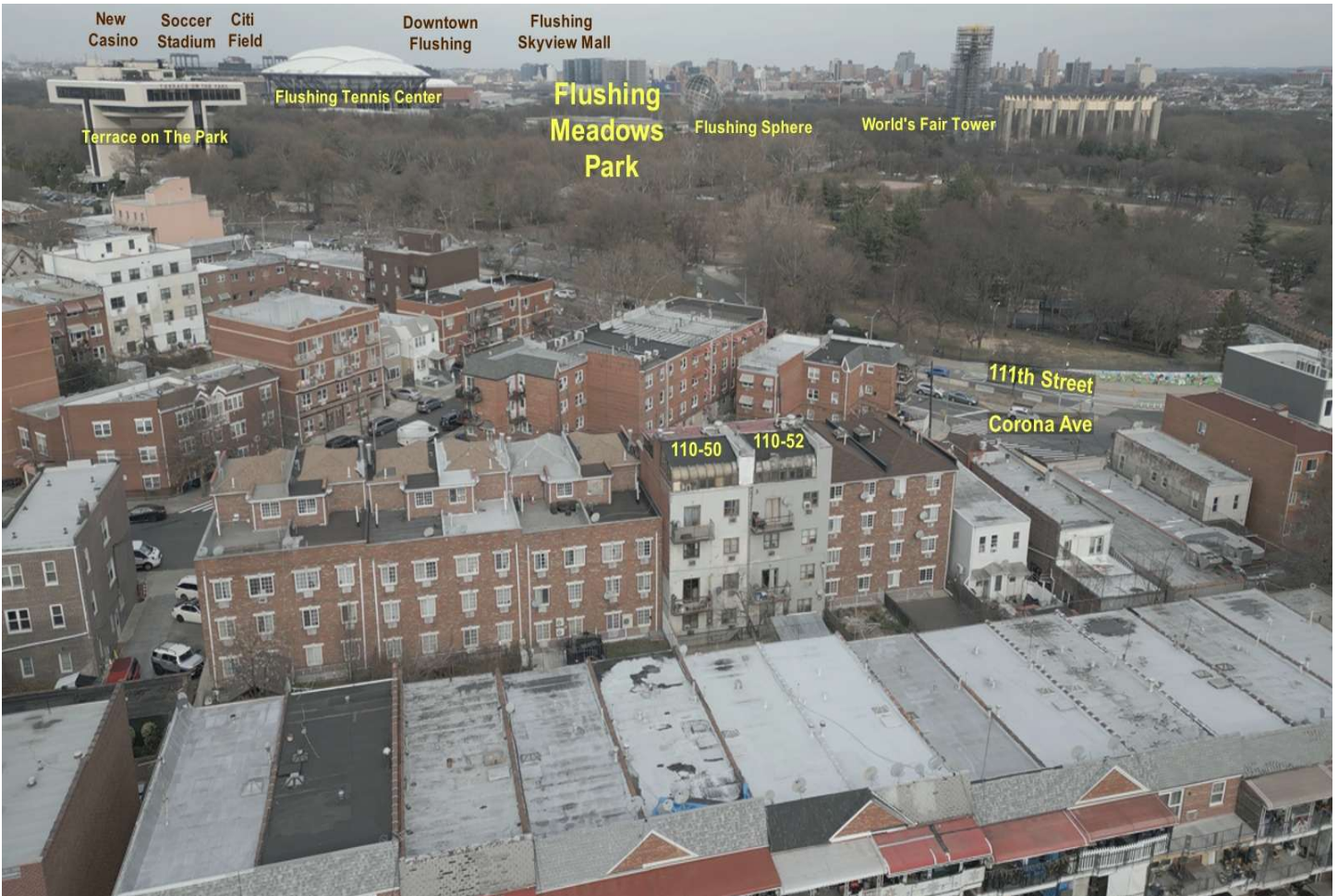
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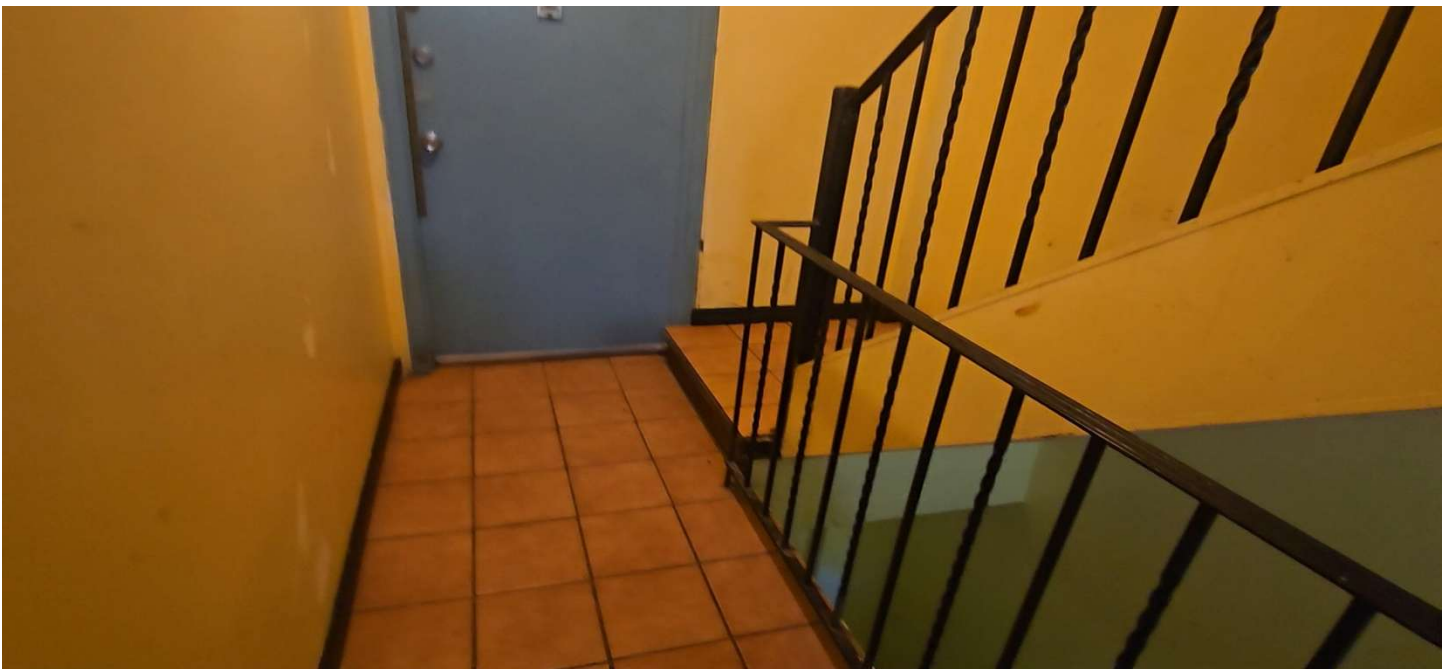
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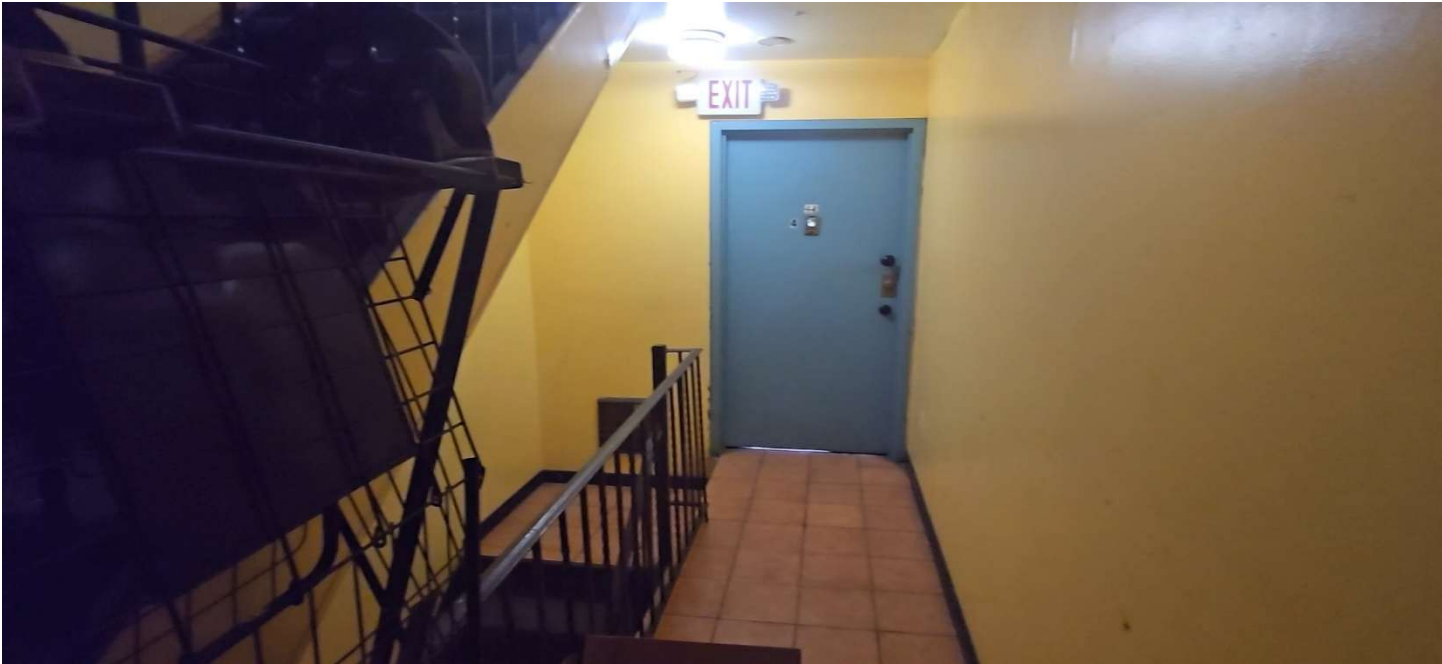
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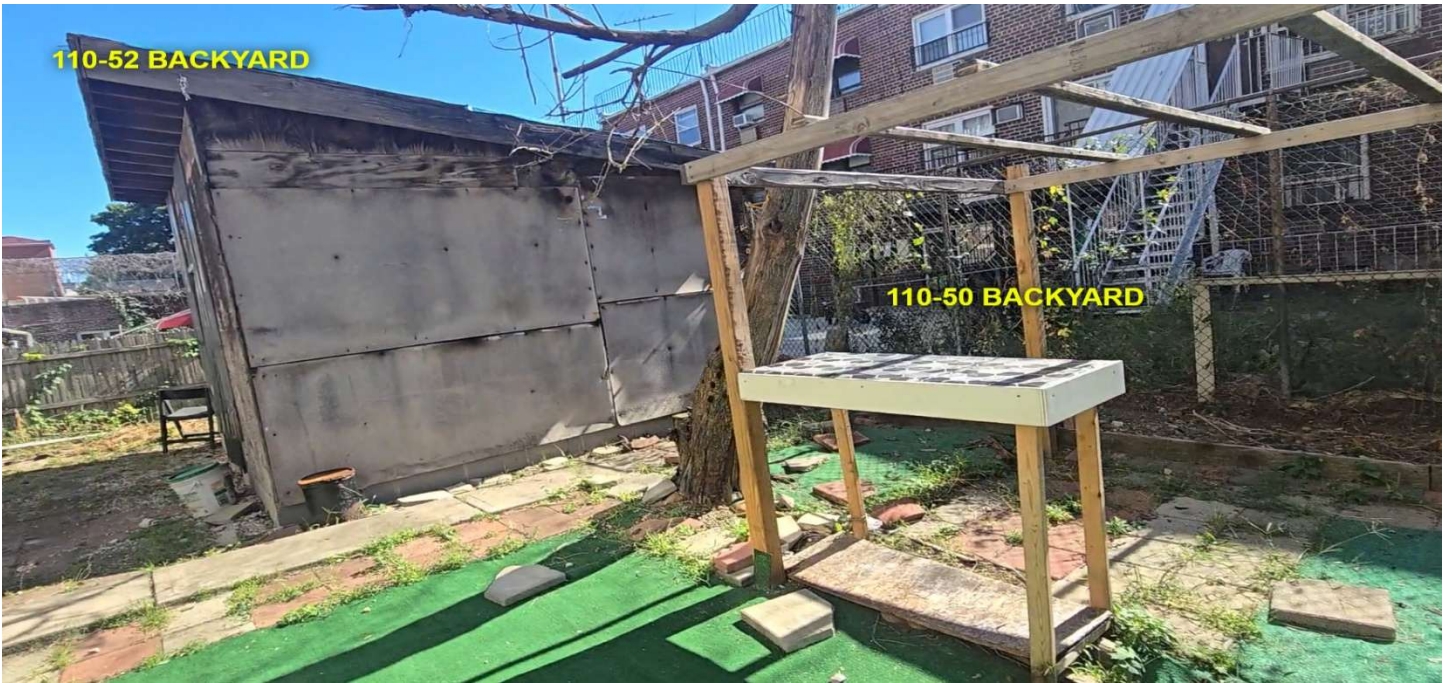
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