

Exclusive MIX-USE for SALE
Immediate upside potential

132-04 Jamaica Ave
Richmond Hill, NY 11418
B/L: 9340/102








SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174



132-04 Jamaica Avenue, Richmond Hill, NY 11418.

EXCLUSIVE: Discover a rare investment opportunity in this prime mix-use building, perfectly positioned in a high-traffic, desirable location along Jamaica Avenue. Close proximity to public transportation, ONLY four short blocks to the E & F    subway

train line at the Jamaica/Van Wyck Station and Van Wyck Expressway. 18 min walk to LIRR and AirTrain. To the west, subway lines J & Z  .

Large scale new developments surround this ideal site. Some of the prestigious neighboring business include:

Jamacia Hospital Medical Center, Starbucks, Walgreens, T-Mobile, Bank of America, Subway, Planet Fitness, Dunkin' Donuts, Go Detox Bar Juice and Grill, Forest Hills Orthopedic Group, Ezra Jack Keats Pre-K Center, Benjamin Moore, Balkan Sewer & Water Main, CVS...

This property features a blend of retail and garage, plus two residential apartments above, offering versatile income streams. The ground floor & basement level is occupied by a NFP church since 2017, the garage is vacant and ready for lease, and two 2-bed & 1 full bath walkup apartments. Shared egress driveway for garage access, in rear.

The property is ideal for an investor looking to capitalize on a thriving area and current below market rents! Exceptional asset with strong growth potential, call listing broker for purchase details. Héna 646-416-1174.

HIGHLIGHTS:

SALE

\$1,350,000

Cap 4.12% actual, 8.00% upside
RE TAX: \$20,619

Lot Size: +/- 20' X 119' ; 2,380 SF

of Buildings: 2

of Floors: 2 (plus basement)

Lot Dimensions: +/- 20' X 119'

Building Dimensions: +/- 20'Wx 60'

Garage Dimensions: +/- 21.5'Wx 20'

Ceiling Height: 10'2" Retail; 6'-7' Basement; 9' 2nd Floor Apt

HVAC: Retail

BLOCK/LOT: 9340/102

Mix Use: 3 Units

**1 Retail (+Bsmf) & 1 Garage,
2 Apts**

ZONING: M1-1 & R4

Built: 1935

Year Building Altered: 2000

Electric Meter: 3

Gas Meter: 2

INCOME:									
UNIT	BD/ BATH	GROSS SF +/-	UNDER MARKET RENT	\$/SF	ANNUAL RENT	LEASE TYPE	PROJECTED MONTHLY RENT	PROJECTE D \$/SF	PROJECTE D ANNUAL RENT
Retail + Bsmt	-	1,200SF + 1,080SF	\$4,254	\$42.54	\$51,048	M-TO-M	\$4,800	\$48.00	\$57,600
Garage	-	420	vacant	\$0.00	\$0	N/A	\$1,400	\$40.00	\$16,800
2 Front	2/1	600	\$1,300	\$26.00	\$15,600	M-TO-M	\$2,350	\$47.00	\$28,200
2 Rear	2/1	600	\$1,600	\$38.40	\$19,200	M-TO-M	\$2,550	\$51.00	\$30,600
Gross Income:			\$7,154		\$85,848		\$11,100		\$133,200

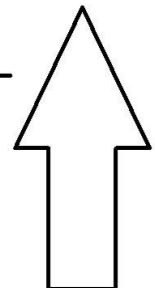
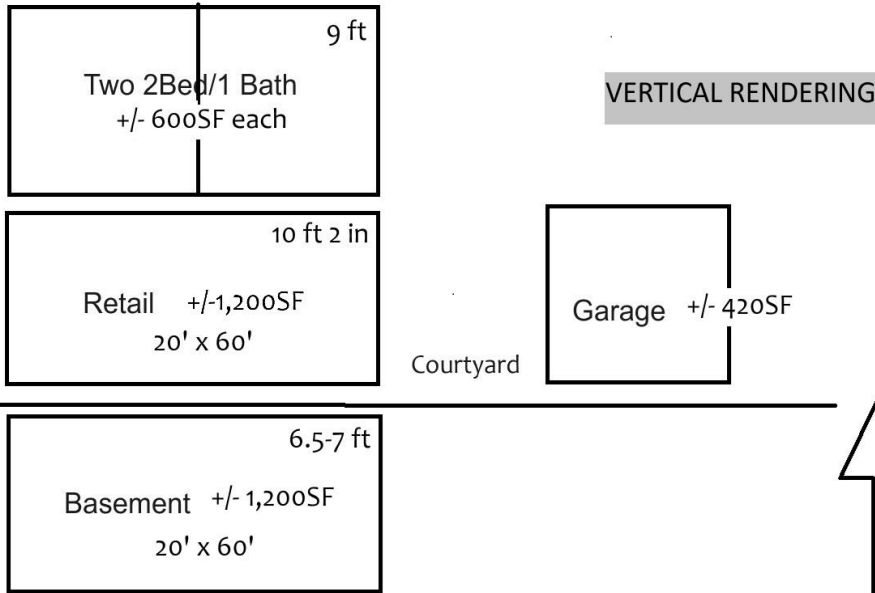
EXPENSE:	ANNUAL +/-
Electric	\$ 315
Water& Sewer	\$ 1,575
Insurance	\$ 3,150
Heat (Apartments)	\$ 1,575
Repairs and Maintenance	\$ 3,010
RE tax	\$ 20,619
TOTAL Expense:	\$ +/- 30,244

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ACTUAL	
GOI:	\$85,848
Expense:	30,244
NOI:	55,604
CAP RATE @ \$1.35MM	4.12%

PROJECTED	
GOI:	\$133,200
Expense:	30,244
NOI:	102,956
CAP RATE @ \$1.35MM	7.63%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



SHARED EGRESS DRIVEWAY

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Not to scale



GROUND FLOOR RETAIL





3 HOT WATER TANKS



ELECTRIC METERS



GAS METERS

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RETAIL SPACE AND GARAGE



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REAR APARTMENT

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FRONT APARTMENT

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3D

40.08

JAMAICA AVE

+

-

133 ST

132 ST

96.64

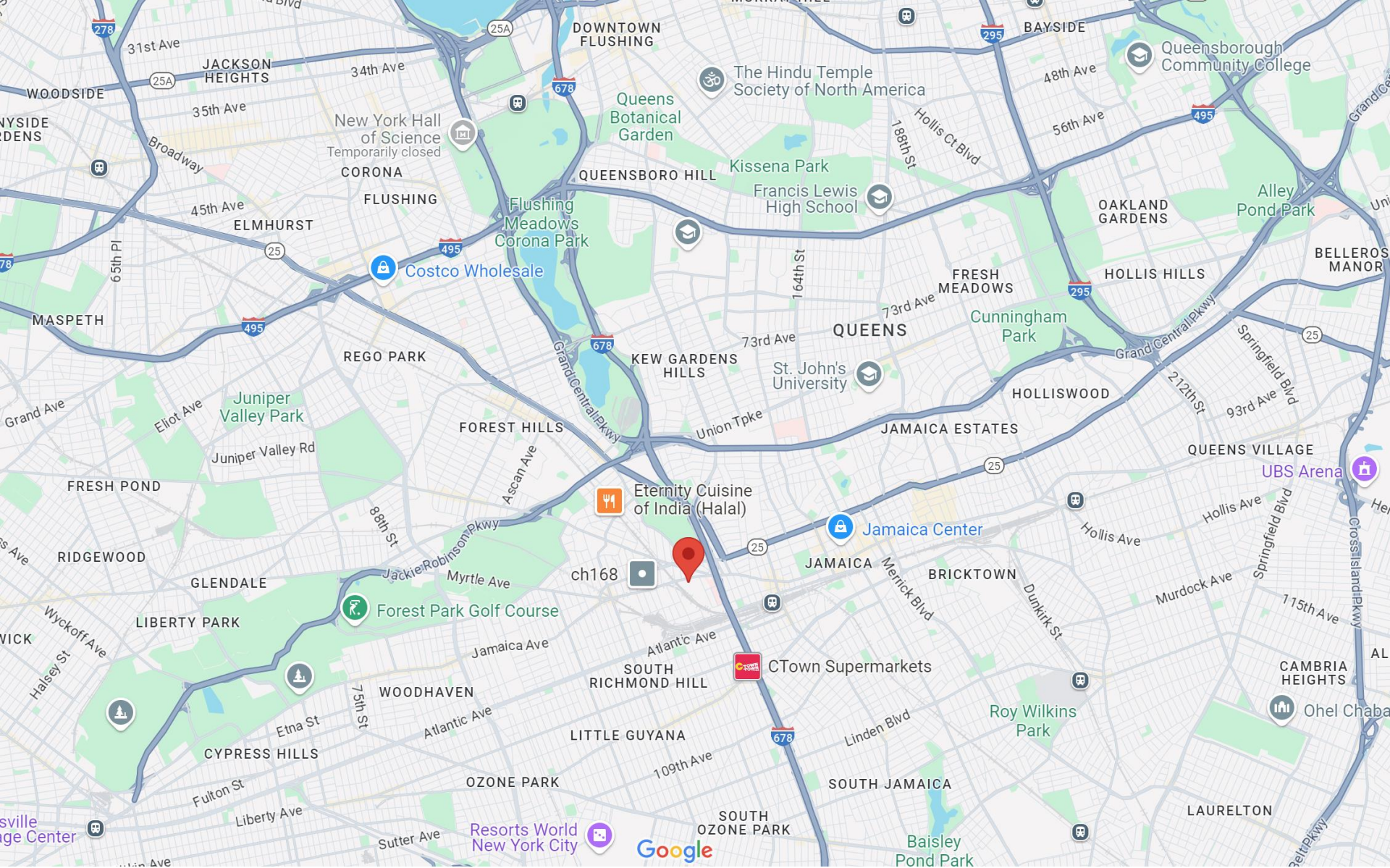


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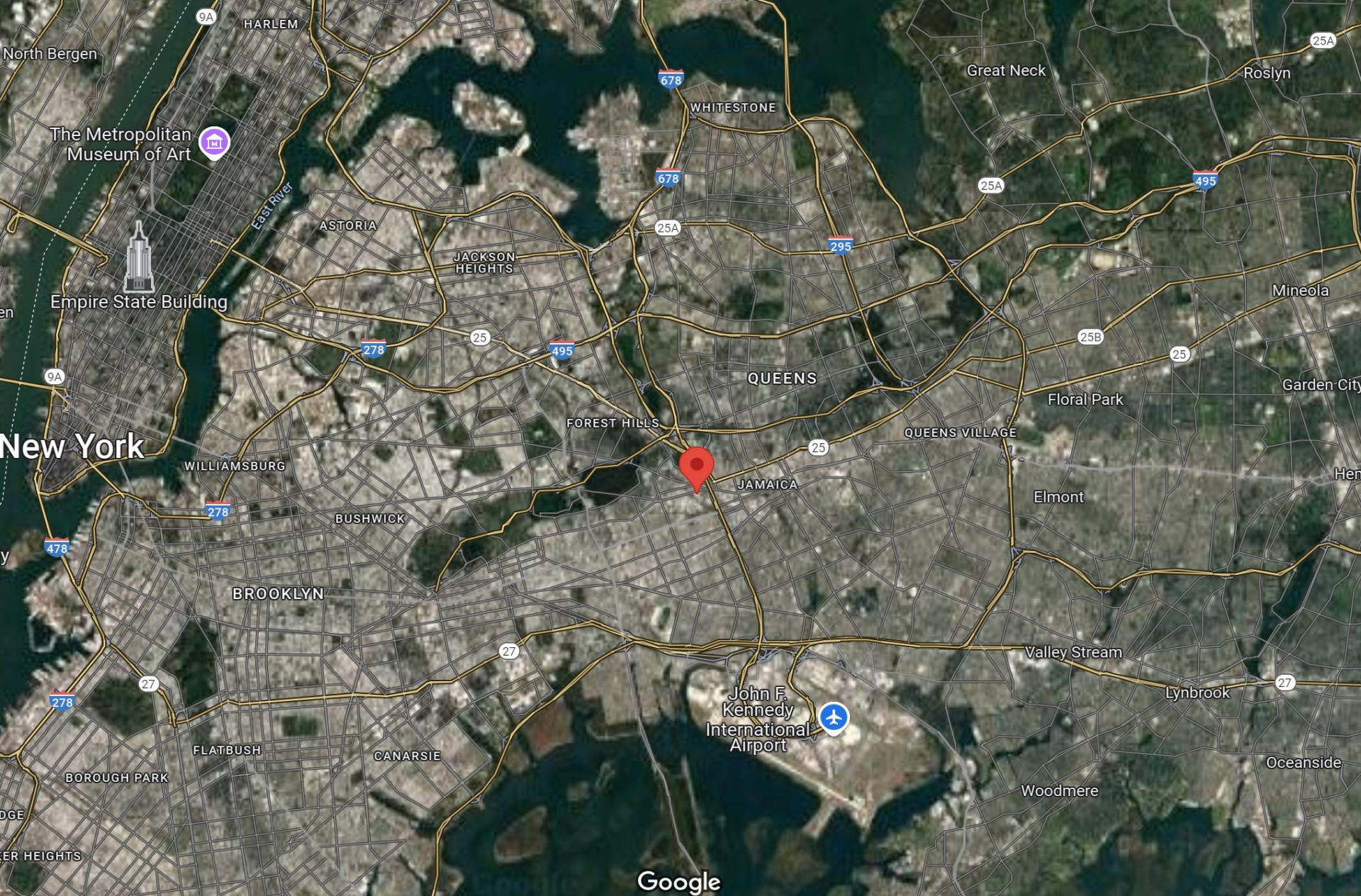
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