



20 x 104 Lot
20 x 68 Building



Cross Bay Blvd
Rockaway Blvd
Liberty Ave

THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS



Victor Weinberger
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EXPERIENCE * KNOWLEDGE * DEDICATION
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Multi locations to serve you:
(1) 36-11 33rd St, Astoria, NY 11106
(2) 27-04 Francis Lewis Blvd, Flushing, NY 11358
(3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

**92-18 LIBERTY AVE,
OZONE PARK, NY, 11417**

Great Queens Investment
4 unit mixed used
Priced To Sell Quick

ATTENTION INVESTORS!
THIS IS WHAT YOU SEEK

LAYOUT:

Basement: 1,300 SF with 3 entrances
1st FL Front: 480 SF Fast Food Take-out restaurant
1st FL Rear: 3 Bedroom apartment w/backyard use
2ns FL Front: 2 Bedroom apartment
2nd FL Rear: 1 bedroom apartment with balcony

High Income. Easy To Rent if Vacant
Investor's delights. New Boiler, Water tank. Electric.
Modern roof. Updated plumbing. Brick pointed.

Price: \$1,075,000 (8.5 Cap)

VIDEO: <https://youtu.be/nMQ3qOJUAKg> <== Highlight and open



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Re/Max Team cannot guarantee this information. We suggest that the purchaser(s) do their own independent study pertaining to zoning, income, etc.

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INCOME/EXPENSES:

1 ST Floor 480 Sq.Ft. Store (Fast food takeout)	\$1,800	Lease ends 01-31-2030 + 5 years option. 3% per year increase
1 ST Floor 3 Bedroom apartment:	\$2,500 (with backyard use)	Rented. Lease until 02-01-2026
2 nd Floor 2 Bedroom Apartment:	\$2,693	Lease ends Dec 2025. CityPheps program
<u>2nd Floor 1 Bedroom Apartment with balcony:</u>	<u>\$2,600</u>	Lease ends Dec 2025. CityPheps program

Total Gross Income: **\$9,593** x 12 months**\$115,116**


RE Tax: (2025-2026)	\$7,427
Heating:	\$7,800
Insurance:	\$2,800
Water/Sewer:	\$3,500
Electric:	\$ 850
<u>Maintenance (2024)</u>	<u>\$3,000</u>
	<u>\$24,527</u>

NET OPERATING INCOME:..... \$90,589

Price: \$1,075,000 (7.87 Cap)

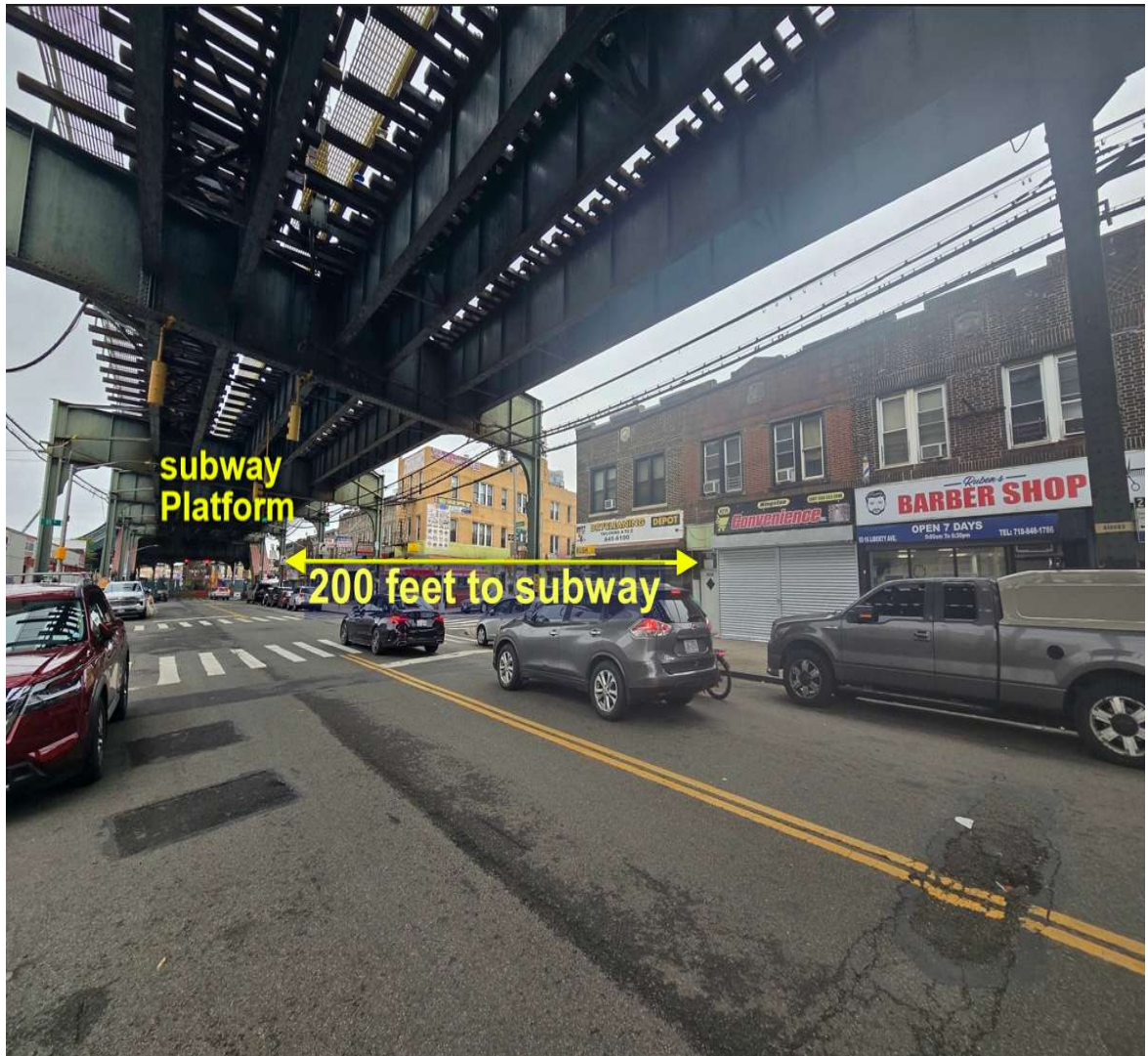
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BUILDING OVERVIEW

Address		Building	
Property address	92-18 Liberty Ave	Building class	Primarily Two Family with One Store or Office (S2)
Zip code	11417	Square feet	2,600
Neighborhood	Ozone Park	Building dimensions	20 ft x 68 ft
Borough	Queens	Buildings on lot	1
Block & lot	09161-0009	Stories	2
		Roof height	25 ft
		Year built	1931
		Structure type	1-3 fam res
		Construction type	Wood
		Grade	C
Property Taxes		Use	
Tax class	1	Class A units (HPD)	3 i
Property tax	\$7,427	Residential units (DOF)	2
Lot		Residential sqft	1,300
Lot sqft	2,080	Average residential unit size	650
Lot dimensions	20 ft x 104 ft	Commercial units	1
Ground elevation	30 ft	Retail sqft	1,300
Corner lot	No	Floor Area Ratio (FAR)	
Zoning		Residential FAR	2
Zoning districts	R6B, C2-3 i	Facility FAR	2
Zoning map	18a	FAR as built	1.25 i
		Maximum usable floor area	4,160
		Usable floor area as built	2,600
		Unused FAR	1,560

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SUBWAY-BUILDING VIEW



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BASEMENT UTILITIES



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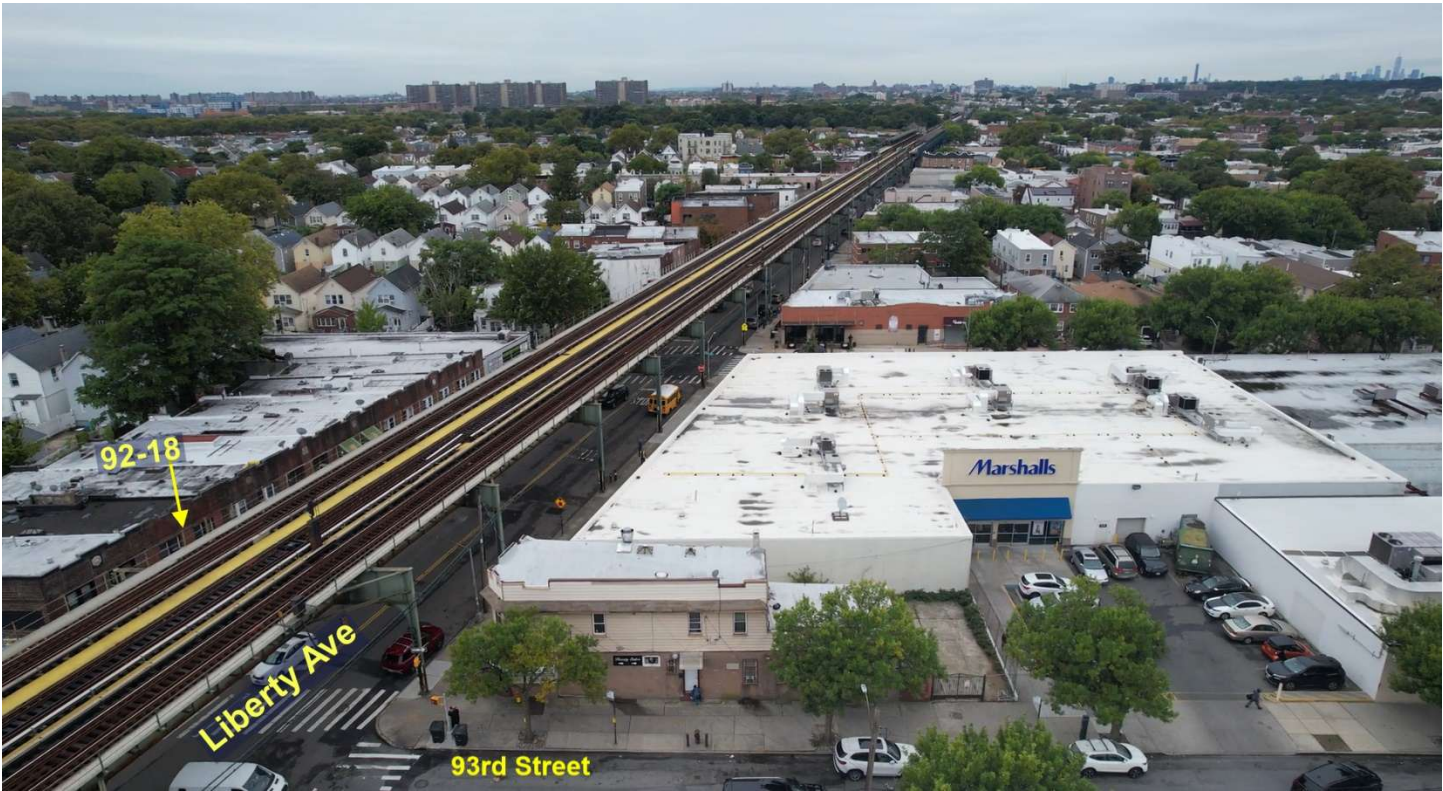
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TRANSPORTATION

TRANSIT/SUBWAY

Rockaway Boulevard  	6 min walk	0.2 mi
88 Street  	9 min walk	0.3 mi
104 Street (A Line)  	12 min walk	0.5 mi
80 Street  	17 min walk	0.7 mi
111 Street (A Line)  	19 min walk	0.9 mi

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MAP

TRAFFIC

