



Casino

Cross Bay Blvd  
Rockaway Blvd  
Liberty Ave

**20 x 104 Lot**  
**20 x 68 Building**

**THE WEINBERGER TEAM**  
SALES - LEASING - APPRAISALS  
**Victor D. Weinberger**  
NYS Licensed Sales Associate  
Website: VictorWeinberger.com  
E-mail: VWremax@gmail.com  
**917-806-7040**  
EXPERIENCE \* KNOWLEDGE \* DEDICATION  
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71-15 Northern Blvd, Jackson Heights, NY 11372 Work: 718-429-4400 M-Fax: 917-591-8000

**92-18 Liberty Ave,  
Ozone Park, NY, 11417**

**Great Queens Investment  
3 Family With a Store  
Priced To Sell Quick**

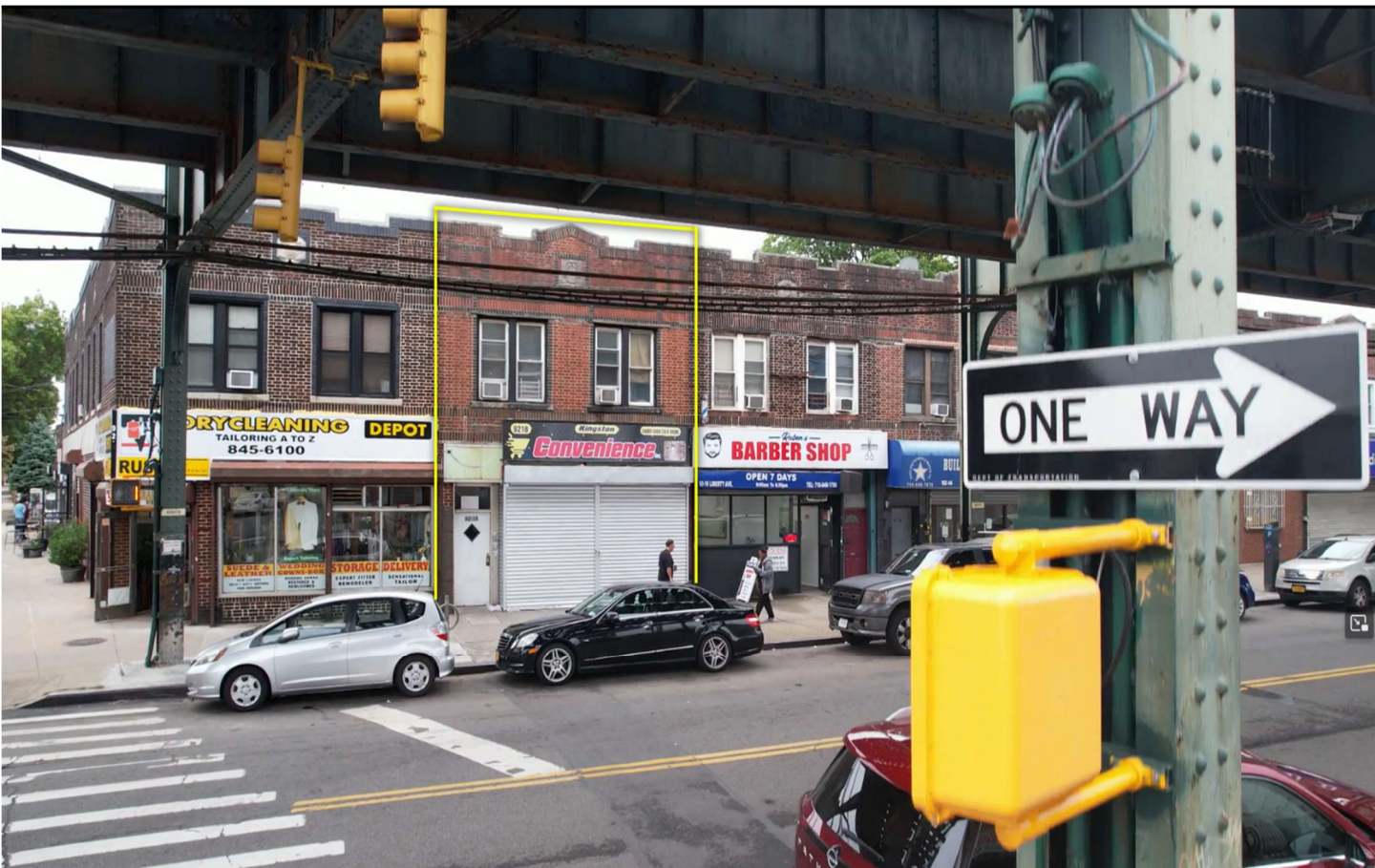
**Ideal for Users and  
Investors. High Cap**

**LAYOUT:**  
Basement: 1,300 SF Used as storage  
1st FL Front: 480 SF Store  
1st FL Rear: New 3 BR apartment backyard use  
2nd FL Front: 2 Bedroom Apartment  
2nd FL Rear: 1 Bedroom apartment with balcony

High Income. Easy to Rent Location  
Owner/User/Investor opportunity  
New Boiler and water tank. Renovated apartments.

Price: \$1,175,000 (8.28 Cap)

VIDEO: <https://youtu.be/vvU5wkoJ9YI> <== Highlight and open



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**INCOME/EXPENSES:**

1 <sup>ST</sup> FLOOR 480 Sq.Ft. STORE (Fast food)	<b>\$1,800</b>	lease starts on 02-01-2025 to 01-31-2030 + 5 years option
1 <sup>ST</sup> Floor 3 Bedroom apartment:	<b>\$2,900</b>	(market Value with the use of private backyard)
2 <sup>nd</sup> Floor 2 Bedroom Apartment:	<b>\$2,693</b>	(Lease Sep 2025) CityPheps program
<u>2<sup>nd</sup> Floor 1 Bedroom Apartment with balcony:</u>	<u><b>\$2,600</b></u>	Lease August 2025 CityPheps program

**Total Gross Income:** \$9,993 x 12 months = **\$119,916**

RE Tax: (2023-2024)	\$7,427
Heating:	\$7,800
Insurance:	\$2,800
Water/Sewer:	\$2,500
Electric:	\$ 850
<u>Maintenance:</u>	<u>\$2,000</u>


**\$22,527**

**NET OPERATING INCOME: \$97,389**

Price: \$1,175,000 (8.28 Cap)

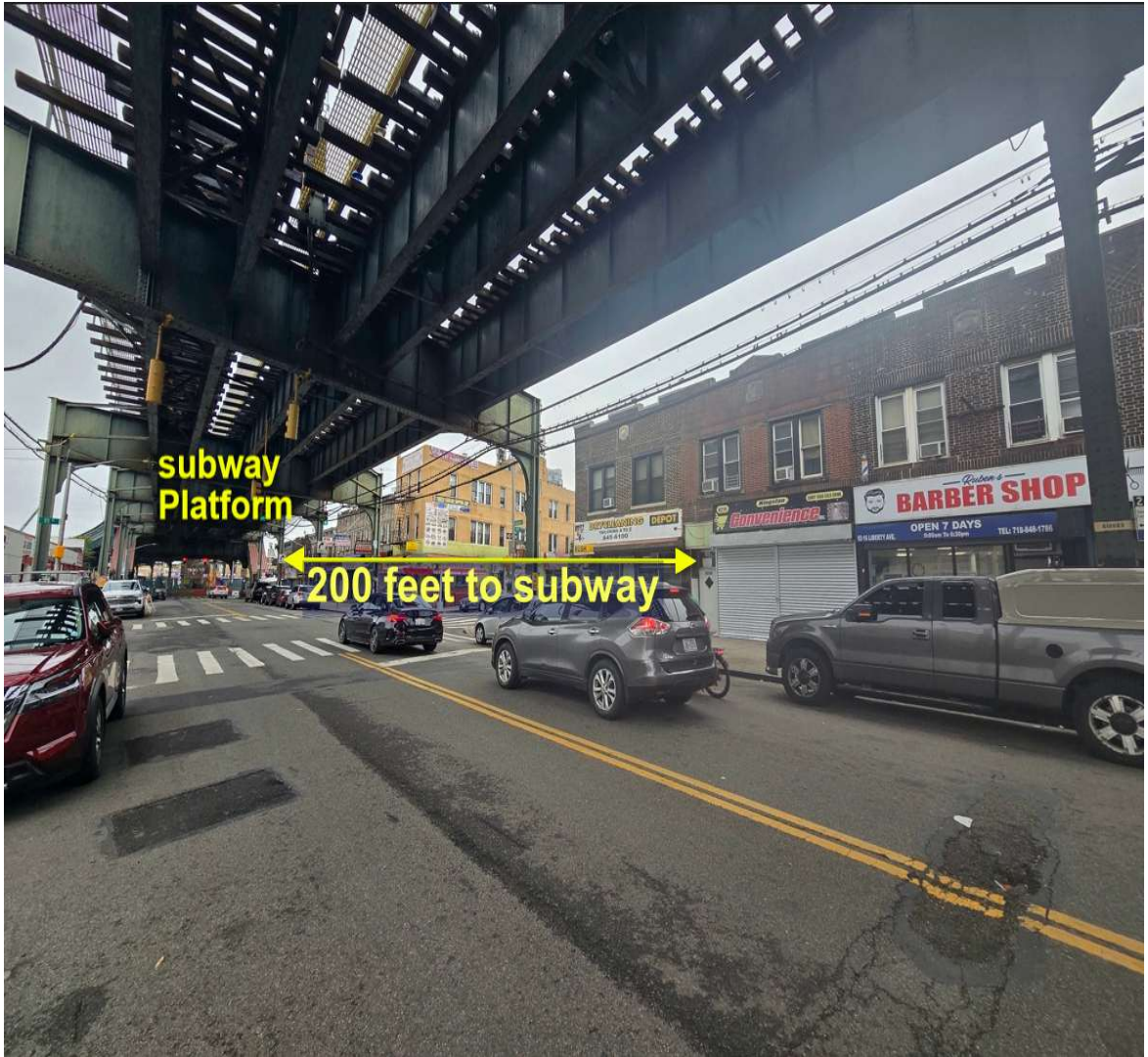
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**BUILDING OVERVIEW**

<b>Address</b>		<b>Building</b>	
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
<b>Property Taxes</b>		Structure type	1-3 fam res
Tax class	1	Construction type	Wood
Property tax	\$7,427	Grade	C
<b>Lot</b>		<b>Use</b>	
Lot sqft	2,080	Class A units (HPD)	3 <span style="color: green;">i</span>
Lot dimensions	20 ft x 104 ft	Residential units (DOF)	2
Ground elevation	30 ft	Residential sqft	1,300
Corner lot	No	Average residential unit size	650
<b>Zoning</b>		Commercial units	1
Zoning districts	R6B, C2-3 <span style="color: green;">i</span>	Retail sqft	1,300
Zoning map	18a	<b>Floor Area Ratio (FAR)</b>	
		Residential FAR	2
		Facility FAR	2
		FAR as built	1.25 <span style="color: green;">i</span>
		Maximum usable floor area	4,160
		Usable floor area as built	2,600
		Unused FAR	1,560

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**SUBWAY-BUILDING VIEW**

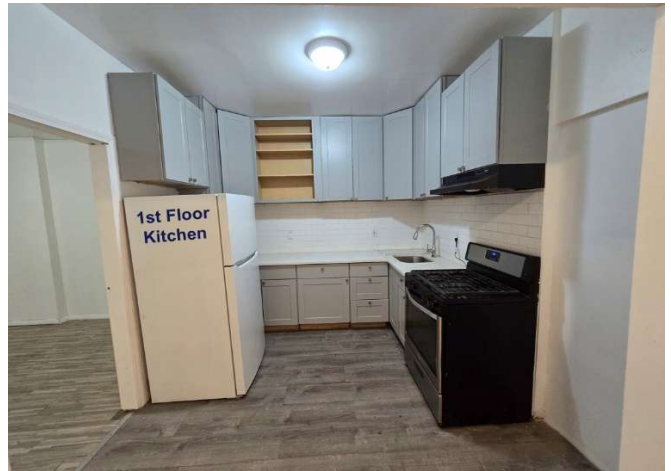


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**STORE**



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**BASEMENT UTILITIES**



**BOILER**



**gas meters**



**Electric meters**

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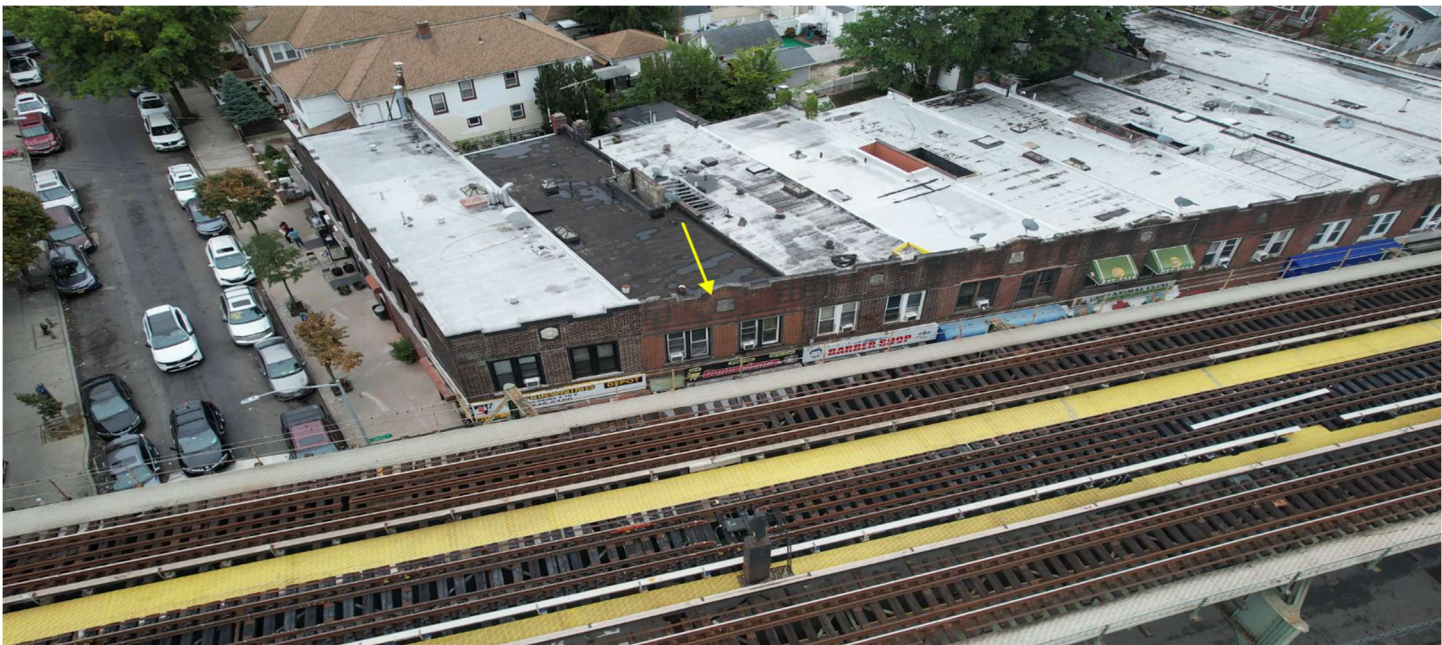
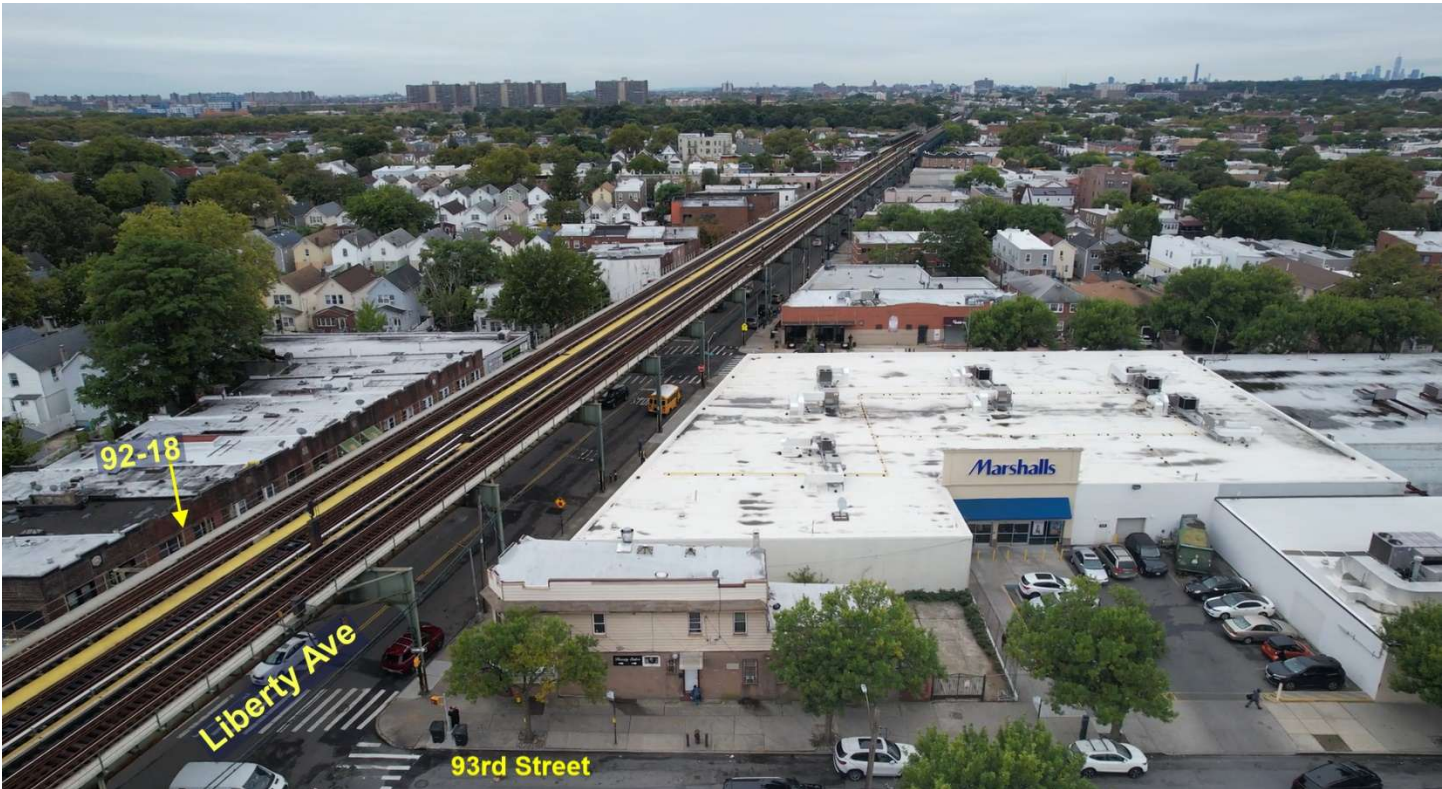


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**TRANSPORTATION**

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

