

MIXED-USE TROPHY CORNER BUILDING IN PRIME RIDGEWOOD • \$249K GROSS INCOME • GUT RENOVATED



5940-5942 MYRTLE AVE

BETWEEN NORMAN STREET AND STEPHEN STREET

- Prime corner building on the busiest block in Ridgewood with coveted tax class 2A
 - Two stores and two apartments
 - Double sidewalk frontage: 47 feet on Myrtle Avenue, 62 feet on Norman Street
 - Total of 109 feet of wraparound visibility
 - Fully gut-renovated in 2018
 - Three-story mixed-use building totaling approx. 4,398 SF
 - Two spacious residential units: each with 4 bedrooms and 2 bathrooms
- Ground-floor tenants: established coffee shop and an established regional dessert franchise
- High foot traffic ensures consistent retail activity
 - Retail leases include 50% real estate tax over base year + 3% annual increases
 - Annual gross income of approximately \$249,834
 - Turnkey, easy-to-manage asset in Ridgewood's most desirable location

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E-MAIL : DANIEL@EVRGREALTY.COM

RENT ROLL

UNITS	BEDS	ACTUAL	LXP
1	4/2	\$4,933.00	10/26
2	4/2	\$5,125.25	08/26
COMM 1		\$4,300.00	08/30
COMM 2		\$6,010.00	11/31
RE TAX CONTRIBUTION		\$451.33	

Actual Gross Annual Income: \$ 249,834.96

EXPENSES

APPROXIMATE

Real Estate Taxes:	\$ 20,677.00
BID Tax:	\$ 2,064.72
Insurance:	\$ 6,000.00
Water/Sewer:	\$ 1,500.00
Heating:	\$ 4,500.00
Repairs/Maintenance:	\$ 5,000.00
Super:	\$ 3,600.00
Management:	\$ 6,000.00

TOTAL ANNUAL EXPENSES: \$ 49,341.72

INCOME

ACTUAL

Gross Annual Income	\$ 249,834.96
Less Total Expenses	\$ 49,341.72

NET OPERATING INCOME: \$ 200,493.24

\$3,150,000

BLOCK/LOT	02587-0027
LOT DIMENSION	47.17' x 62.171'
LOT SF	2,932
STORIES	3
UNITS	2 RES + 2 COMM
YEAR BUILT	1931
ZONING	R6B, C1-4
BUILDING DIMENSIONS	40' x 55'
BUILDING SF	4,410
FAR	RES 2 / FAC 2
ACTUAL CAP RATE	6.36%







