

Property For Sale

9534 104th St, Jamaica, NY 11416

95-34 104th Street Jamaica, NY 11416



For More Information:

**Devang Patel**

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Commercial

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# Multifamily Property For Sale

## 95-34 104th Street Jamaica, NY 11416



### Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Building Size:</b>	6,166 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	5,344 SF
<b>Number of Units:</b>	8
<b>Price / SF:</b>	-
<b>Cap Rate:</b>	5.46%
<b>NOI:</b>	\$191,085
<b>Year Built:</b>	1930
<b>Zoning:</b>	R4-1

### Property Overview

Welcome to 95-34/36/38/40 104th Street, Jamaica, NY, where a unique opportunity awaits you with four multifamily townhomes. This exceptional property comprises four 2-family homes on a single lot. Each townhome boasts two distinct apartments, offering versatile living spaces for residents. With a total of 8 units, this property presents an excellent investment opportunity in the vibrant neighborhood of Jamaica, Queens. The financials of this investment property further underscore its appeal. The Owner Operating Income stands at \$217,800. Owner Operating Expenses \$26,715, ensuring a well-maintained and profitable investment. The Net Operating Income of \$191,085 showcases the financial viability and long-term value of this property.

### Property Highlights

- Lot Size - Square Feet 5344 sq ft
- Lot Size - Frontage Feet 66.7 sq ft
- Lot Size - Depth Feet 80.1 sq ft
- Lot Size - Acres 0.123 ac

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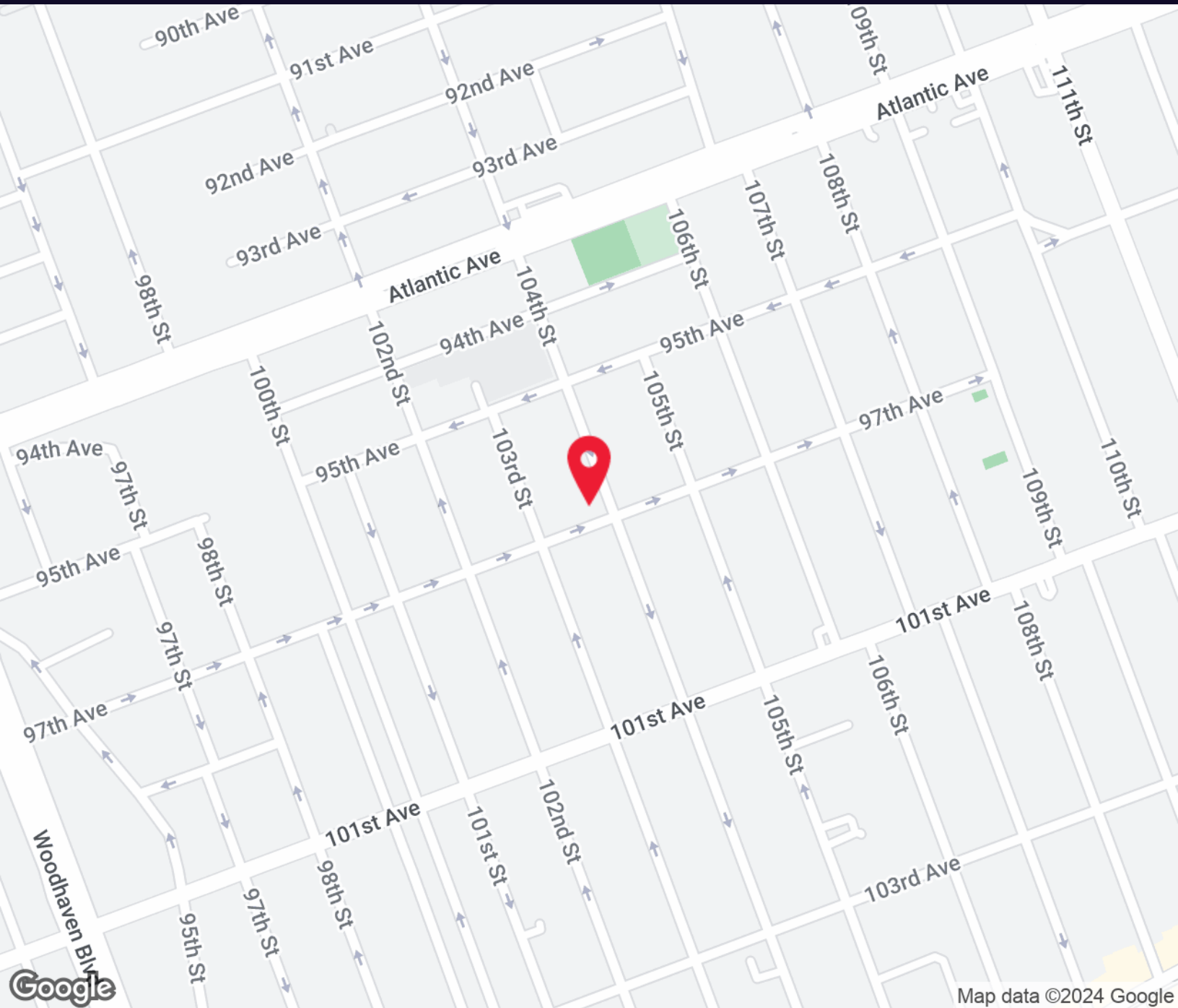
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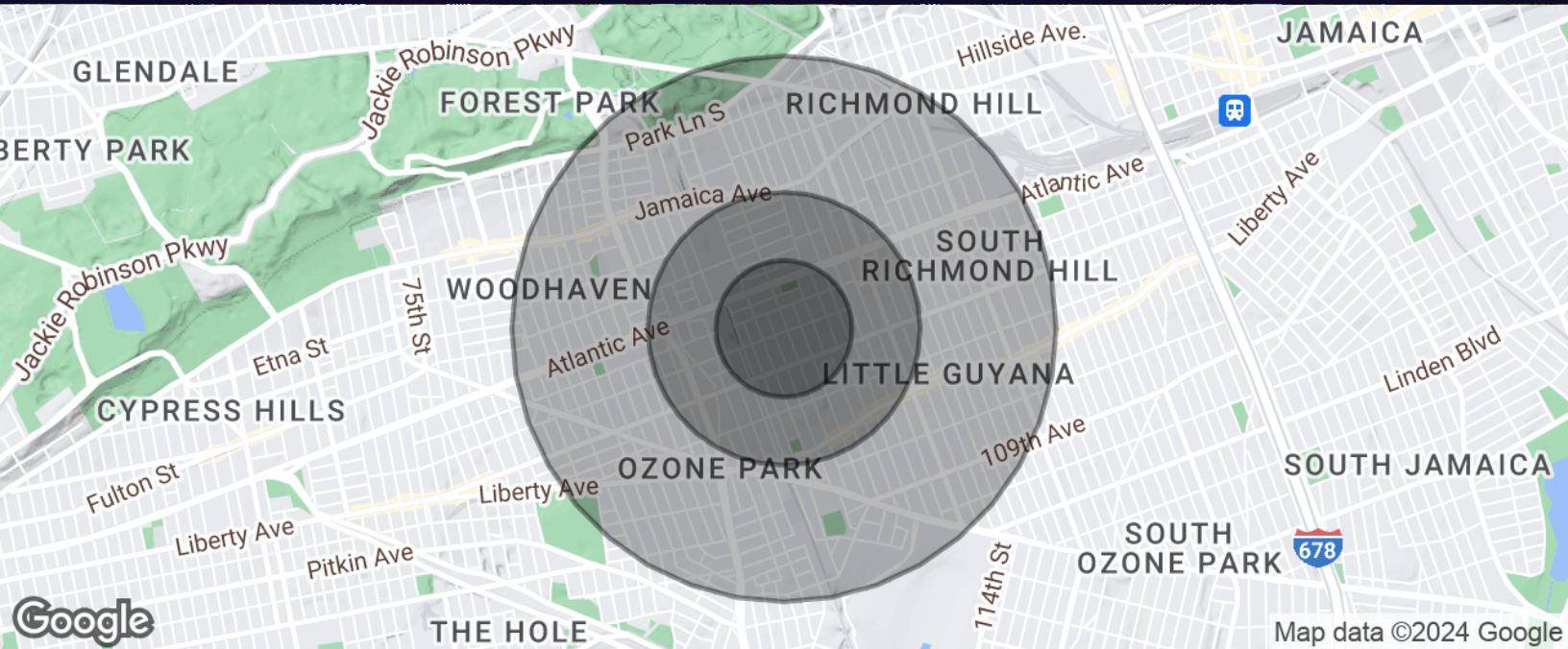
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# Multifamily Property For Sale

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,517	29,763	111,481
Average Age	42.0	38.5	38.6
Average Age (Male)	39.9	36.9	37.4
Average Age (Female)	42.8	39.3	39.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,062	8,801	33,678
# of Persons per HH	3.2	3.4	3.3
Average HH Income	\$81,267	\$84,557	\$89,795
Average House Value	\$580,523	\$586,679	\$596,760

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