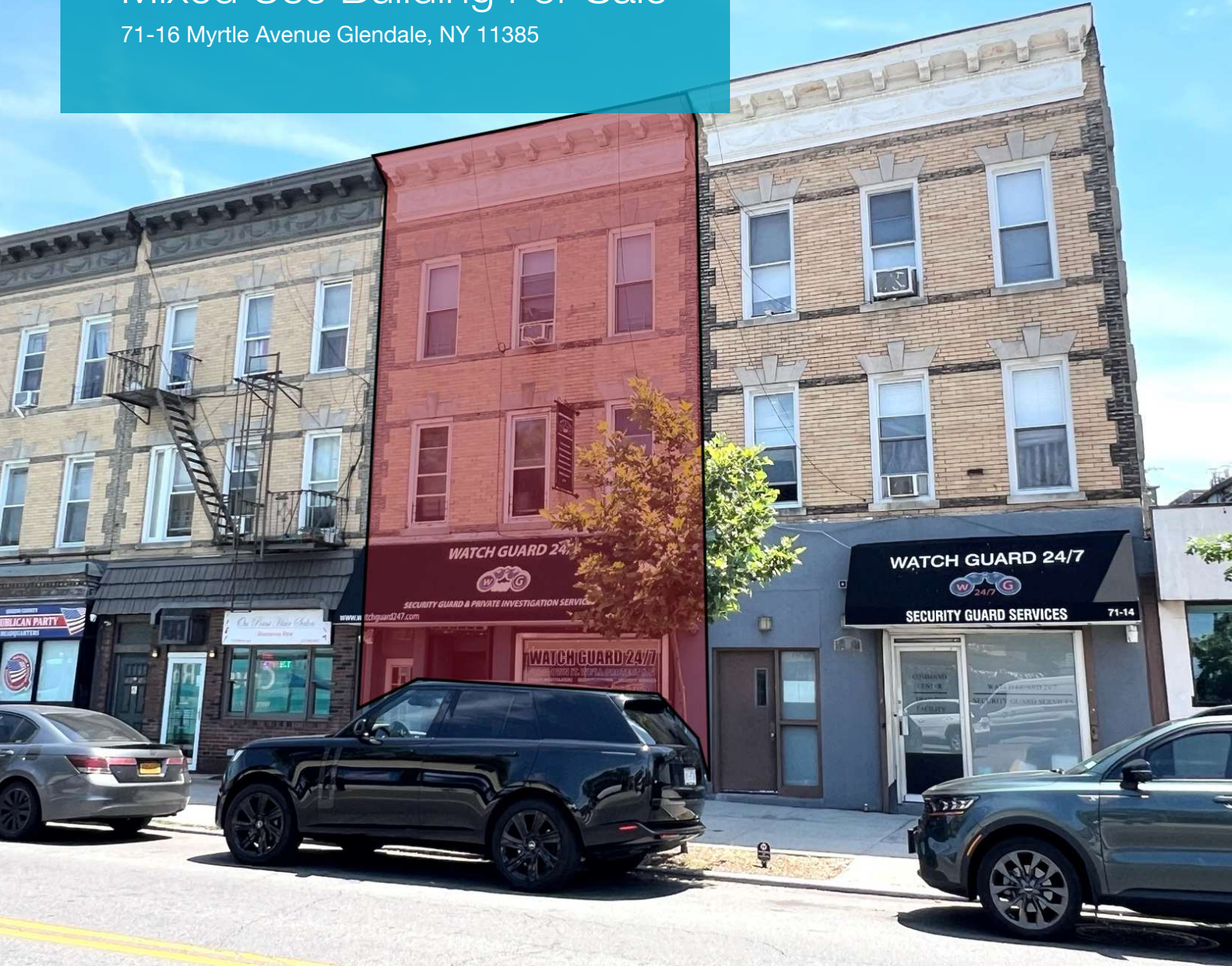


Property For Sale

Mixed Use Building For Sale

71-16 Myrtle Avenue Glendale, NY 11385



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Mixed Use Building For Sale

71-16 Myrtle Avenue Glendale, NY 11385



Offering Summary	
Sale Price:	\$1,499,000
Building Size:	+/- 2,970 SF
Lot Size:	+/- 1,955 SF
Number of Units:	3
Cap Rate:	6.62%
NOI:	\$99,229
Renovated:	2017
Zoning:	R5D, C2-3

Property Overview

Introducing an exceptional investment / end user opportunity in the heart of Glendale, NY, 11385. This multi-unit property spans +/- 2,970 square feet and features 3 units (2 Residential 3 Bedroom Apartments and 1 Commercial Space) offering an ideal setup for Multifamily / Low-Rise/Garden investors looking to expand their portfolio. Boasting a prime location in the thriving Glendale area, this property presents an attractive combination of space and potential. With its well-designed layout and solid construction, this property is poised to deliver strong returns and long-term value. Don't miss the chance to capitalize on this rare offering in a sought-after location. Ground floor Commercial space (great for office, retail or deli, etc.) plus lower level commercial support space will be delivered vacant and 2 Residential 3 bedroom apartments are month to month. Great Add value property to add to your portfolio! Contact us for more info at 631-858-2470!

Property Highlights

- Ideal for a Multifamily / Low-Rise/Garden investor
- Well-maintained property with potential for value-add
- Strong rental demand in the area

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Mixed Use Building For Sale

71-16 Myrtle Avenue Glendale, NY 11385

Income Summary

Gross Income **\$121,200**

Expenses Summary

Water & Waste \$3,921

Gas \$3,456

Electric \$895

Taxes \$8,498

Insurance \$5,200

Operating Expenses **\$21,970**

Net Operating Income **\$99,230**

*The Above is Pro Forma Gross Income with apartments and commercial spaces rented at market rent.

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Mixed Use Building For Sale

71-16 Myrtle Avenue Glendale, NY 11385

Proforma Investment Overview

Price	\$1,499,000
CAP Rate	6.62%
Total Return (yr 1)	\$99,230

Operating Data

Gross Income	\$121,200
Operating Expenses	\$21,970
Net Operating Income	\$99,230

*The Above is Pro Forma Gross Income with apartments and commercial spaces rented at market rent.

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Suite	Bedrooms	Bathrooms	Size SF	Rent	Market Rent	Lease End
(71-16) Apartment 1	3	1	990 SF	\$1,900	\$2,800	Month to Month
(71-16) Apartment 2	3	1	990 SF	\$2,000	\$2,800	Month to Month
(71-16) Office 1	-	-	1,980 SF	-	\$4,500	Vacant
Totals			3,960 SF	\$3,900	\$10,100	

*All Residential Tenants are Month to Month and the Commercial Office Space is Vacant.

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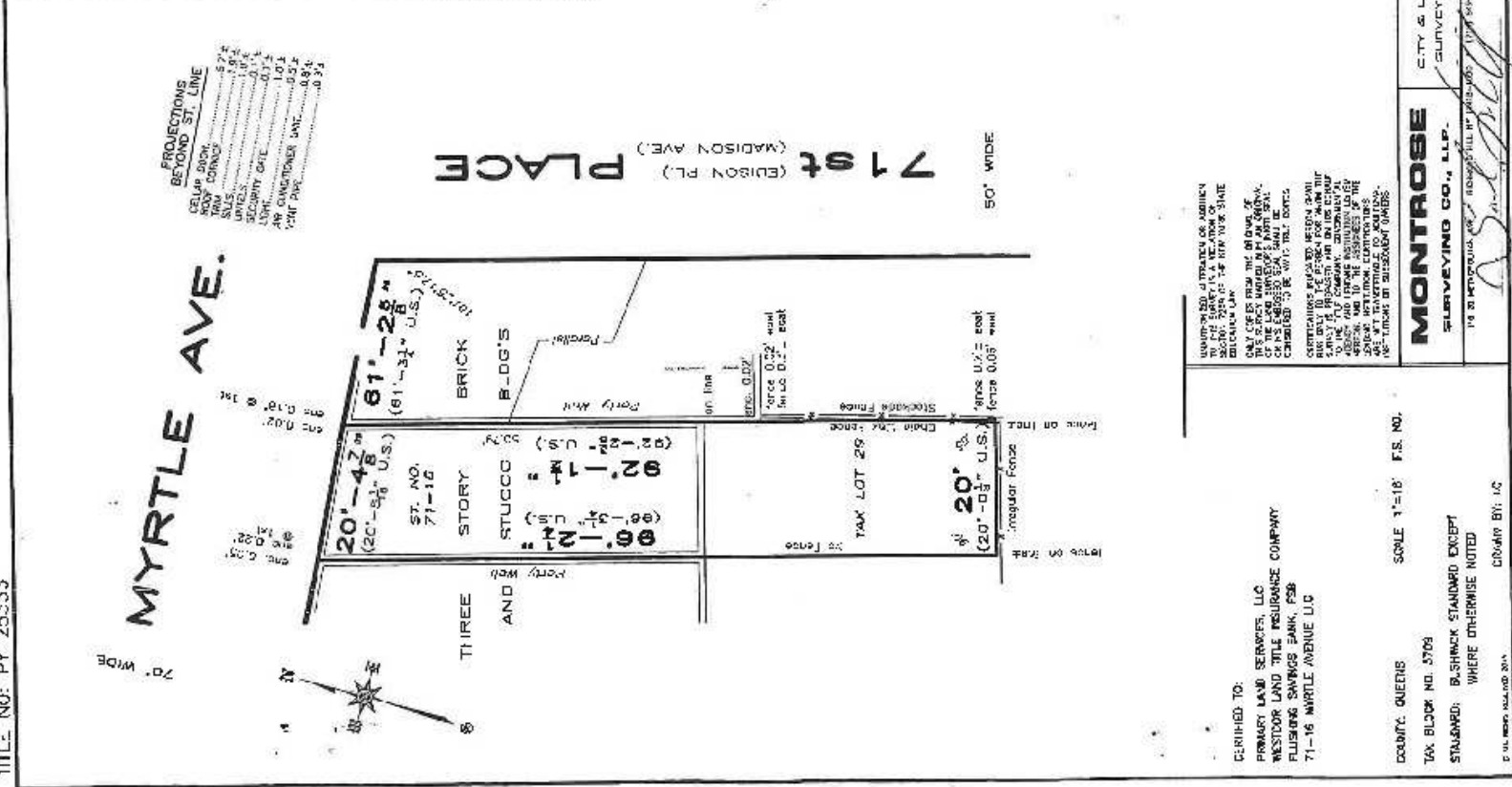
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SURVEY NO. 35110-2

50110-2.DWG

REV	DATE	DESCRIPTION	BY	CHK
1	10-28-11	FINAL SURVEY	SK	OK/10/11

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SCALE 1" = 18' F.S. NO.

COUNTY: QUEENS

TAX BLOCK NO. 5709

STANDARD: BUSHNICK STANDARD EXCEPT WHERE OTHERWISE NOTED

COGNAR BY: L.C.

DATE: 10/28/11

Add text here...

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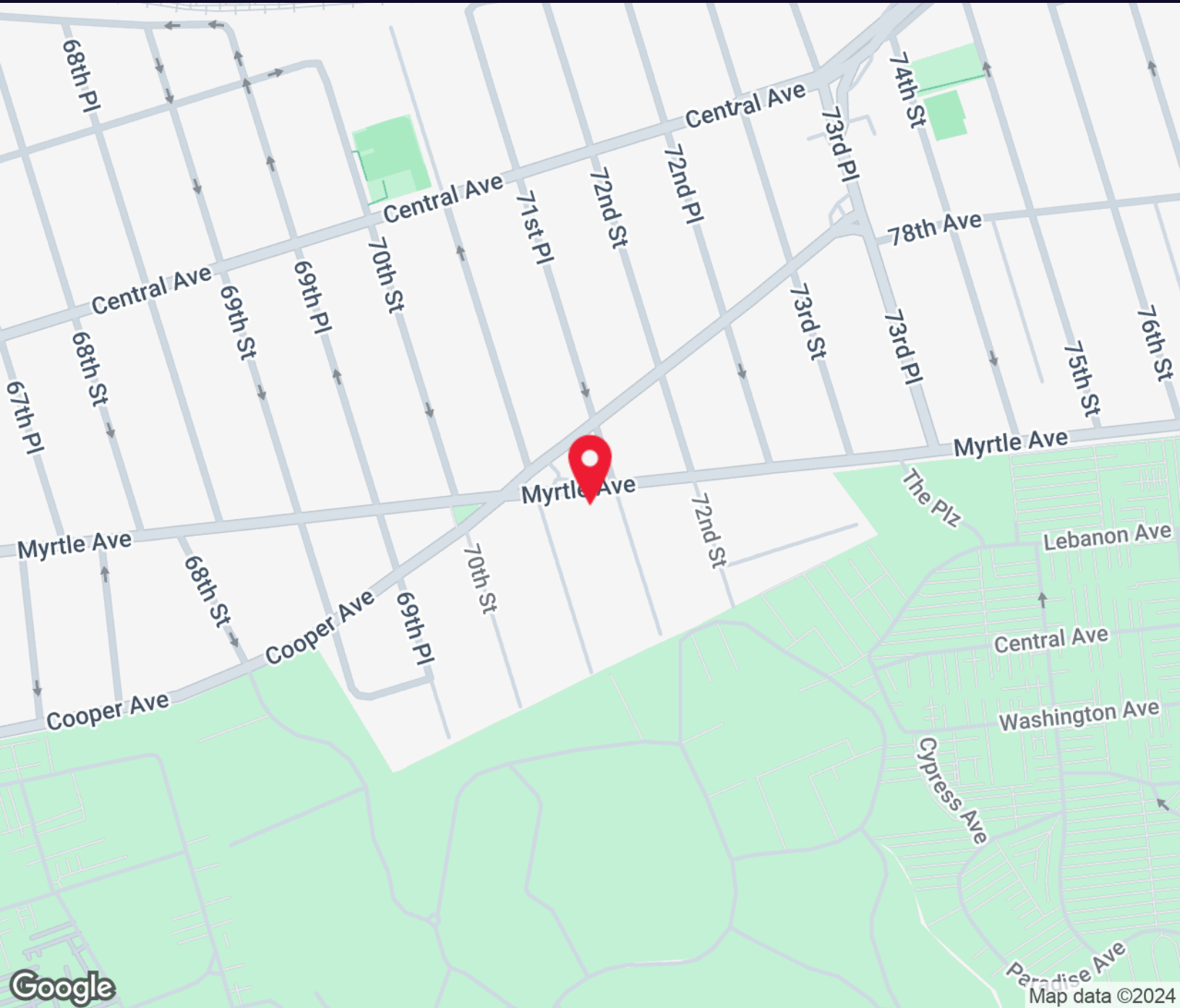
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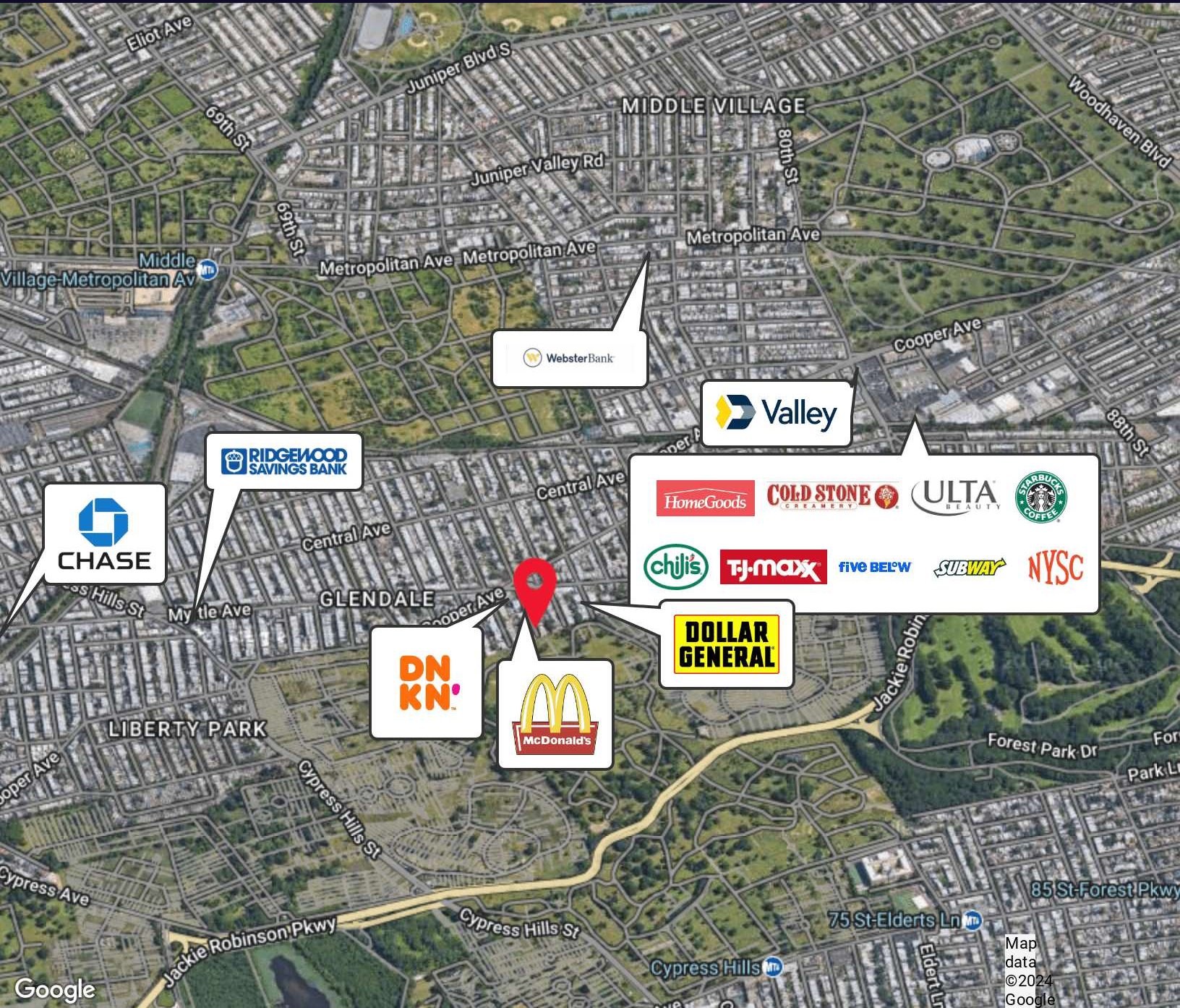


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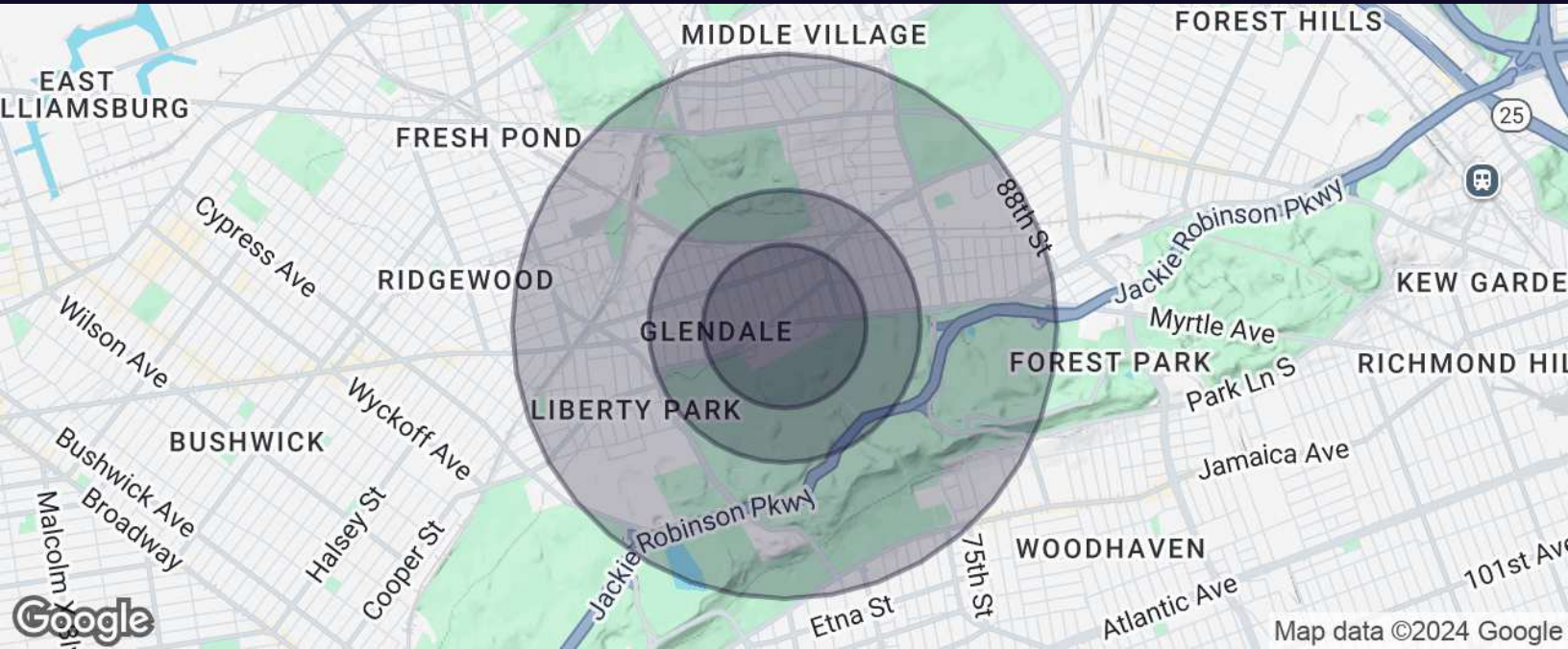


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	6,341	14,642	52,838
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,434	5,421	19,138
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$99,299	\$106,229	\$107,163
Average House Value	\$866,024	\$847,605	\$933,764

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