

THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS
Victor Weinberger
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917-806-7040

EXPERIENCE * KNOWLEDGE * DEDICATION
 CALL ME FOR ALL YOUR REAL ESTATE NEEDS
 Over 1,200 Transactions Closed * Top 1% in USA
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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 11354 3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

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

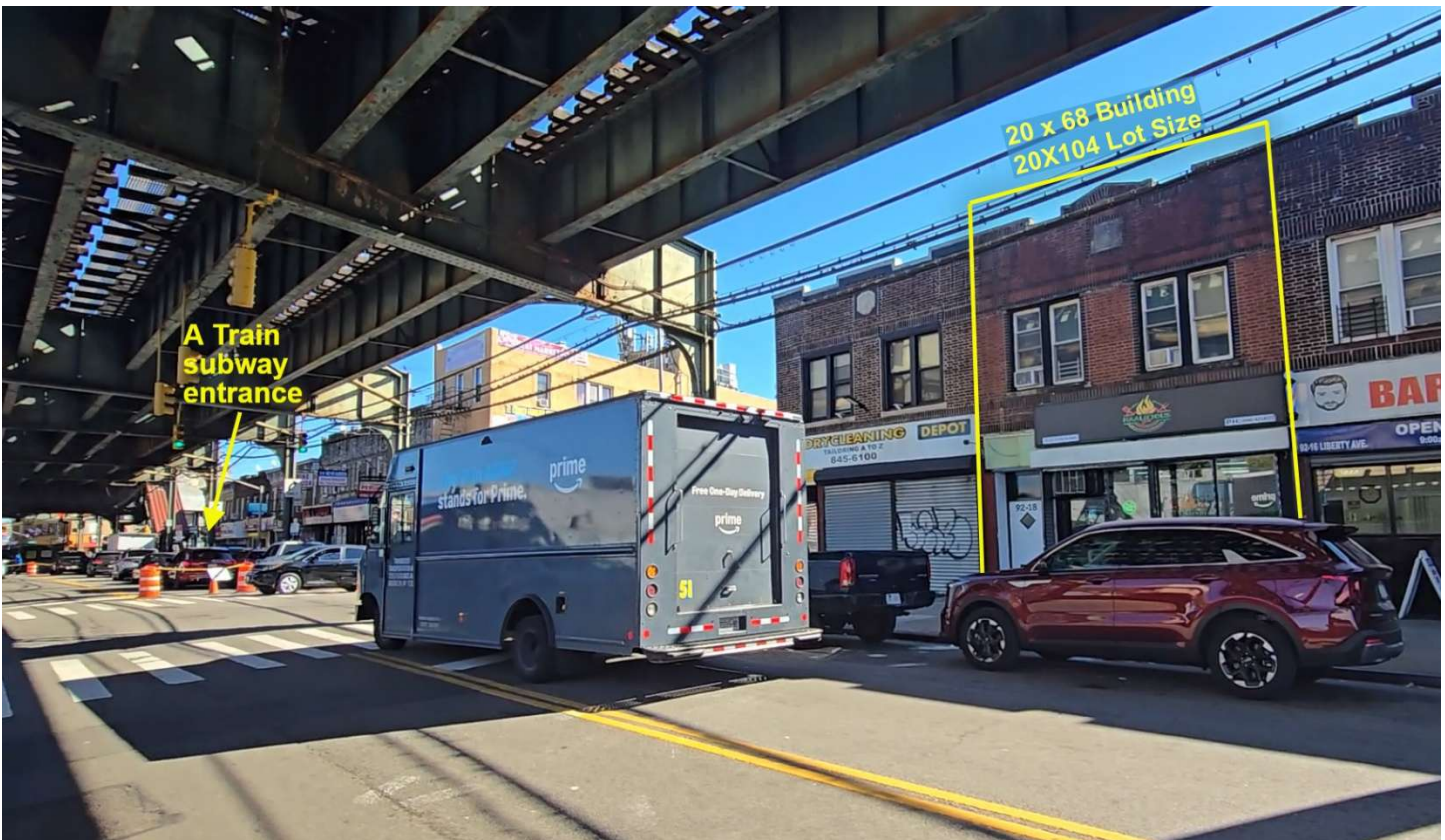
Attention Investors
Great Investment!
4 Unit Mixed-use
High Net Income

20 x 68 Building..... 20 x 104 Lot Size
 Basement: 1,300 Sq.Ft
 1st FL Front: 480 SF take-out Restaurant
 1st FL Rear: 820 SF 3 Bedroom Apartment
 2nd FL front: 750 SF 2 BR Apartment
 2nd FL Rear: 550 SF 1 BR Apartment

High CAP. Updated Boiler/Water tank.
 Updated Electric. Brick Pointed.

Price: \$1,095,000 (8.3 Cap)

VIDEO: <https://youtu.be/nMQ3qOJUAgk> <== 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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BUILDING OVERVIEW

Address Property address → 92-18 Liberty Ave Zip code 11417 Neighborhood Ozone Park Borough Queens Block & lot → 09161-0009		Building Building class Primarily Two Family with One Store or Office (S2) Square feet → 2,600 Building dimensions → 20 ft x 68 ft Buildings on lot 1 Stories 2 Roof height 25 ft Year built 1931	
		Use Class A units (HPD) 3 Residential units (DOF) 2 Residential sqft → 1,300 Average residential unit size 650 Commercial units 1 Retail sqft 1,300	
Property Taxes Tax class 1 Property tax → \$7,394 Property tax tentative \$7,394		Floor Area Ratio (FAR) Residential FAR 2 Facility FAR 2 Current FAR 1.25 Max buildable area → 4,160 sqft Current built area → 2,600 sqft Buildable area 1,560 sqft	
Lot Lot sqft → 2,080 Lot dimensions → 20 ft x 104 ft Ground elevation 30 ft Corner lot No Lot shape Regular			
Zoning Zoning districts → R6B, C2-3 Zoning map 18a			

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SUBWAY-BUILDING VIEW



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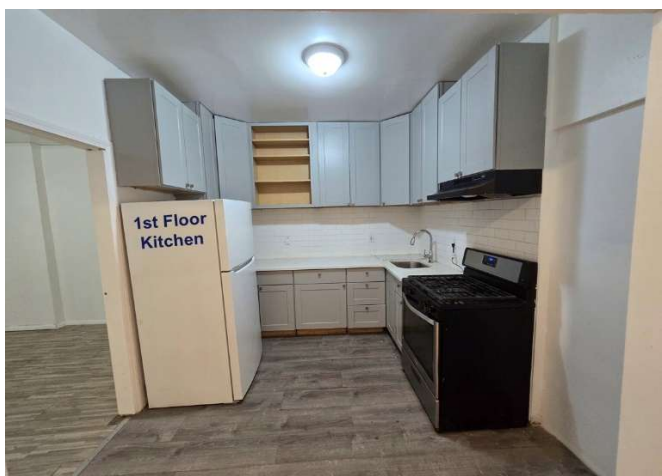
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BASEMENT UTILITIES



gas meters



Electric meters

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HAALICIOUS Grill	
ALL DAY FAST/BRUNCH	
Chili & Cheese Roll	\$5.99
Egg & Cheese Roll	\$7.99
Hot, Egg & Cheese Roll	\$7.99
Hot-Up	\$6.99
Hot Cheese	\$5.99
Hot Sandwich	\$7.99
CHILL & SIP (DRINKS)	
Mango Lassi	\$5.99
Coke / Diet Coke	\$1.25
Sprite / Diet Sprite	\$1.25
Ginger Ale	\$1.25
SIGNATURE RICE PLATTERS	
Chicken Over Rice	\$9.99
Lamb Over Rice	\$9.99
Mix Over Rice (Chicken + Lamb)	\$9.99
Fish Over Rice	\$12.00
Wings Over Rice (6 pcs)	\$12.00
Chicken Kofta Over Rice	\$12.00
Whiting Fish Fillet	\$12.00
Chili Chicken Platter	\$12.49
GRILLED HEROES & BURGERS	
Philly Cheesesteak Hero	\$8.99
Grilled Chicken Cheesesteak	\$8.99
Spicy Chicken Burger	\$7.99
Grilled Chicken Burger	\$7.99
Classic Cheeseburger / Hamburger	\$7.99
Italian Cheeseburger / Hamburger	\$9.49
Make it a Meal (Fries + Soda)	\$2.49
STREET BITES & SIDES	
Chicken Nuggets (10 pcs)	\$7.49
Chicken Nuggets (20 pcs)	\$10.99
Spicy Fries (Regular)	\$4.99
Spicy Fries (Large)	\$7.99
Plain Basmati Rice	\$4.99
Haalicious Chicken Bites	\$7.99
Spiced Veggie Fritters (7 pcs)	\$5.99
Mozzarella Melts (6 pcs)	\$5.99



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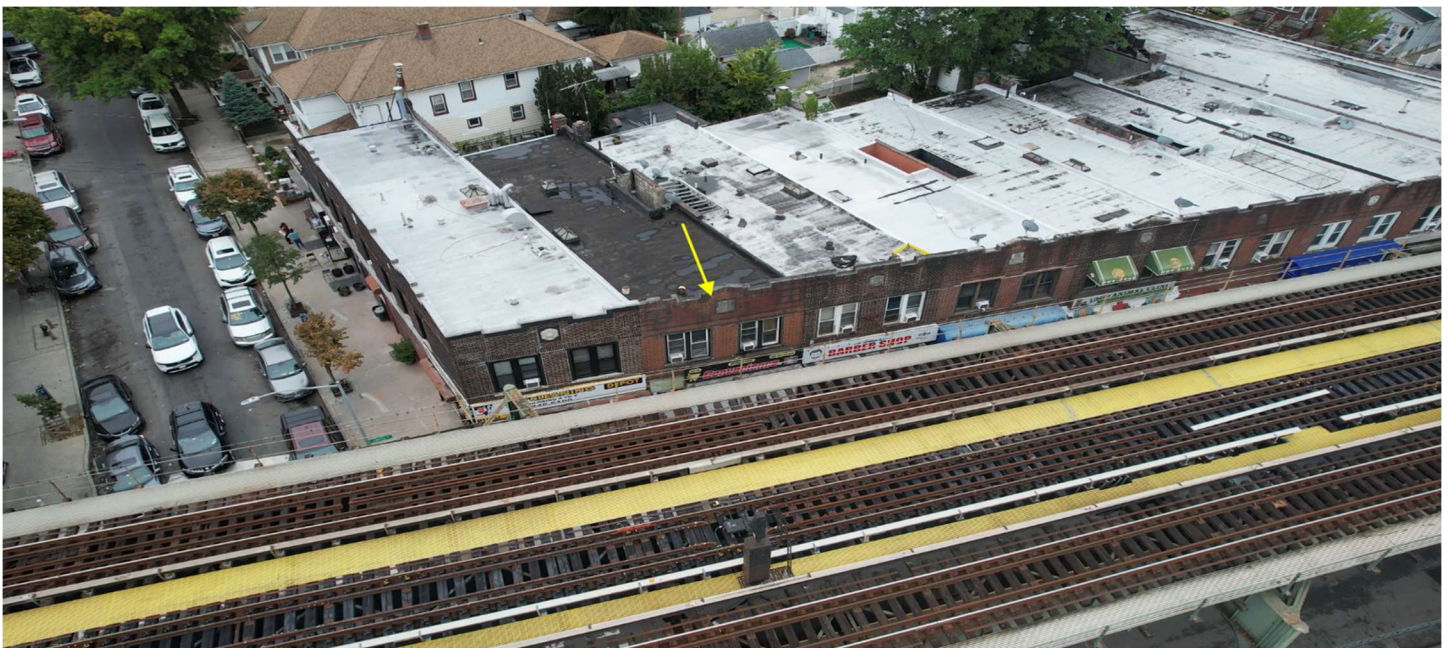
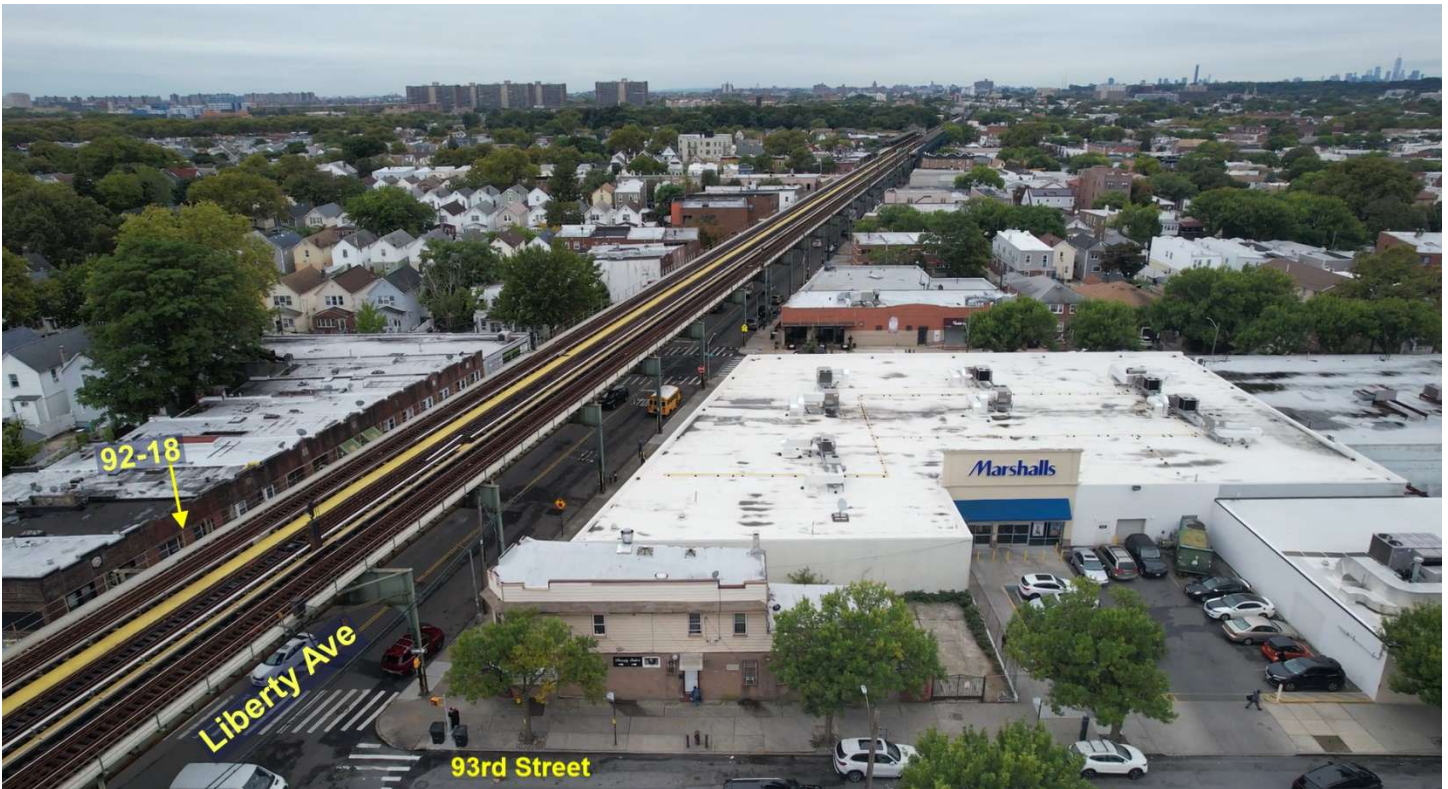
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TRANSPORTATION

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

