

**67-03 MYRTLE AVE.
GLENDALE NY 11385**



Crifasi
Real Estate Inc.
Serving our community since 1974

OFFERING SUMMARY
MIXED USE
ASKING \$1.425M

For More Information Please Contact:
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| | | |
|----------------------|-------------------|-----------------|
| 1-Commercial | | |
| 2-Residential | 3,600 | \$395.83 |
| # of Units-3 | Approx. SF | Price/SF |

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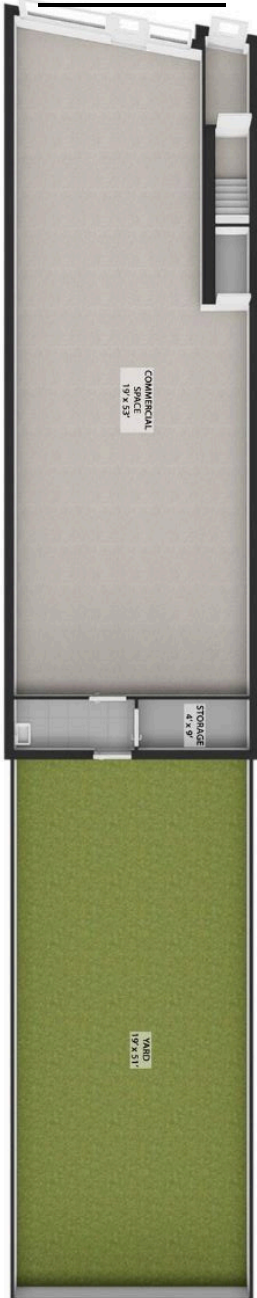
INCOME

| <u>UNIT</u> | <u>TYPE</u> | <u>MONTHLY RENT</u> | <u>LEASE EXPIRARY</u> |
|----------------------|------------------|---------------------|-----------------------|
| 1st Fl. | Commercial Space | \$2,500 | 12/31/28 |
| 2nd Fl. | 3 Bed/1 Bath | \$1,700 | NA |
| 3rd Fl. | 3 Bed/1 Bath | \$1,700 | NA |
| Total Monthly Income | | \$5,900 | |
| Total Annual Income | | \$70,800 | |

ANNUAL EXPENSES

| | |
|------------------------|----------|
| Taxes: | \$9,027 |
| Insurance: | \$4,300 |
| Gas/Heat: | \$3,304 |
| Water: | \$3,450 |
| Electric | NA |
| Total Annual Expenses: | \$20,081 |
| Total Annual NOI | \$50,719 |

1st Floor



2nd Fl Apt.



3rd Fl Apt.



Basement



PROPERTY INFORMATION

FINANCIAL SUMMARY

| | |
|-----------------------------|---------------------------------------|
| Address: | 67-03 Myrtle Ave. |
| County: | Queens |
| Market: | Glendale |
| Building S/F/ Size | 3,600 sf / 20' x 60' |
| Lot S/F/ Size | 2,240 sf / 20.33' x 110.17' |
| Number of Units: | 3-- 1 Comm. & 2 Res. units |
| Number of Stories: | 3 |
| Year Built: | 1910 |
| # of Parcels: | 1 |
| Zoning Type: | R-5D, R5B, C2-3 |
| Building Class: | S2 |
| Number of Buildings: | 1 |
| Number of Vacancies | 0 |
| Construction: | Brick |
| Fuel: | Gas |
| Basement: | Full |

| | |
|------------------|--------------------|
| Price: | \$1,425,000 |
| Price PSF | \$395.83 |

DESCRIPTION

Fantastic Investment Opportunity!

This Large brick mixed-use building offers a prime commercial and residential setup.

The 1st Floor features an operating 99 cent store, providing stable rental income with a lease in place until 12/31/28. This tenant is responsible for paying the electricity costs for both their individual space and the common area usage.

The 2nd & 3rd floors each house spacious 3-bedroom apartments with identical layouts, including an EIK, DR, LR, 3 Bedrooms & one full bathroom.

Additional highlights include a full basement and private yard.

Perfect for investors or owner-occupants looking to generate rental income.