

92-14/16 95th Avenue

Ozone Park, NY 11416



MIXED USE BUILDING FOR SALE
1 STORE & 7 FREE MARKET APARTMENTS

ASKING PRICE: \$2,900,000

TEAM SARATH

PROPERTY DETAILS

92-14 95th Avenue

Block:	9032
Lot	7
Lot Dimensions:	25' x 100'
Lot SF:	2,500
Building Dimensions:	25' x 50'
Building SF:	3,750
Stories:	3.0
Building Class:	C2 - Walkup Apartment
Residential Units:	5
NYC Taxes:	\$9,753
Protected Tax Class:	2A

92-16 95th Avenue

Block:	9032
Lot	8
Lot Dimensions:	25' x 100'
Lot SF:	2,500
Building Dimensions:	25' x 100'
Building SF:	5,000
Stories:	3.0
Building Class:	S2 - Mixed Use
Commercial Units:	1
Residential Units:	2
NYC Taxes:	\$7,668

BUILDING UPGRADES:

- Each Tenant has Separate Gas Meters
- Each Tenant has Own Boiler & Control of Thermostat
- Each Building Has Updated Plumbing & Electrical
- 92-14 95th Avenue - First Floor was just Completely Gut Renovated
- Apartments have been updated over the years as necessary



ADDRESS

92-14 & 92-16 95th Avenue, Ozone Park, NY 11417



PREMIERE LOCATION

One Block from Major Intersection of Atlantic Avenue and Woodhaven Boulevard - 55,000 AADT



MIXED USE INVESTMENT OPPORTUNITY

(1) Commercial Unit and (7) Free Market Residential Units



TRANSIT ORIENTED

One Half Mile from Woodhaven Boulevard **J Z** Subway Lines and Rockaway Boulevard **A** Subway Line



BUS ACCESS

Q8, Q9, Q10, Q10A, Q24, Q41, Q112, X63, & X64



RETAIL DESTINATION

Surrounded By National Retailers Such As Stop & Shop, CVS, Dunkin', Pizza Hut, Burger King, GameStop, & More



92-14 IS PROTECTED TAX CLASS 2A

Assessed Value capped at 8% annually, no more than 30% over 5 years



ASKING PRICE

\$2,900,000



AVAILABLE TOGETHER OR SEPARATELY

PROPERTY FINANCIALS

92-14 95th Avenue

UNIT	TYPE	SQ. FT.	MONTHLY RENT	ANNUAL RENT	LEX
1F	2 BR, 2 BA	1,250	\$2,900	\$34,800	VACANT
2F	1 BR, 1 BA	625	\$1,250	\$15,000	M – M
2R	1 BR, 1 BA	625	\$1,250	\$15,000	M – M
3F	1 BR, 1 BA	625	\$1,250	\$15,000	M – M
3R	1 BR, 1 BA	625	\$1,250	\$15,000	M – M
TOTAL		3,750	\$7,900	\$94,800	

92-16 95th Avenue

UNIT	TYPE	SQ. FT.	MONTHLY RENT	ANNUAL RENT	LEX
1st FLOOR	COMM.	2,500	\$3,275	\$39,300	M – M
2nd FLOOR	3 BR, 1 BA	1,250	\$1,700	\$20,400	M – M
3rd FLOOR	3 BR, 1 BA	1,250	\$1,700	\$20,400	M – M
TOTAL		5,000	\$6,675	\$80,100	

COMBINED EXPENSES:

REAL ESTATE TAXES	\$17,262
BUILDING INSURANCE	\$ 6,000
WATER/SEWER	\$10,200
FUEL (GAS)	–
ELECTRIC (COMMON)	\$ 1,876
REPAIRS & MAINTENANCE	\$ 3,750
TOTAL	\$39,088

COMBINED NET OPERATING INCOME:

GROSS RENTAL REVENUE	\$174,900
LESS: EXPENSES	\$ 39,088
NET OPERATING INCOME	\$135,812

SUBWAY TRANSPORTATION

45
min

TO PENN STATION
VIA THE



A

50
min

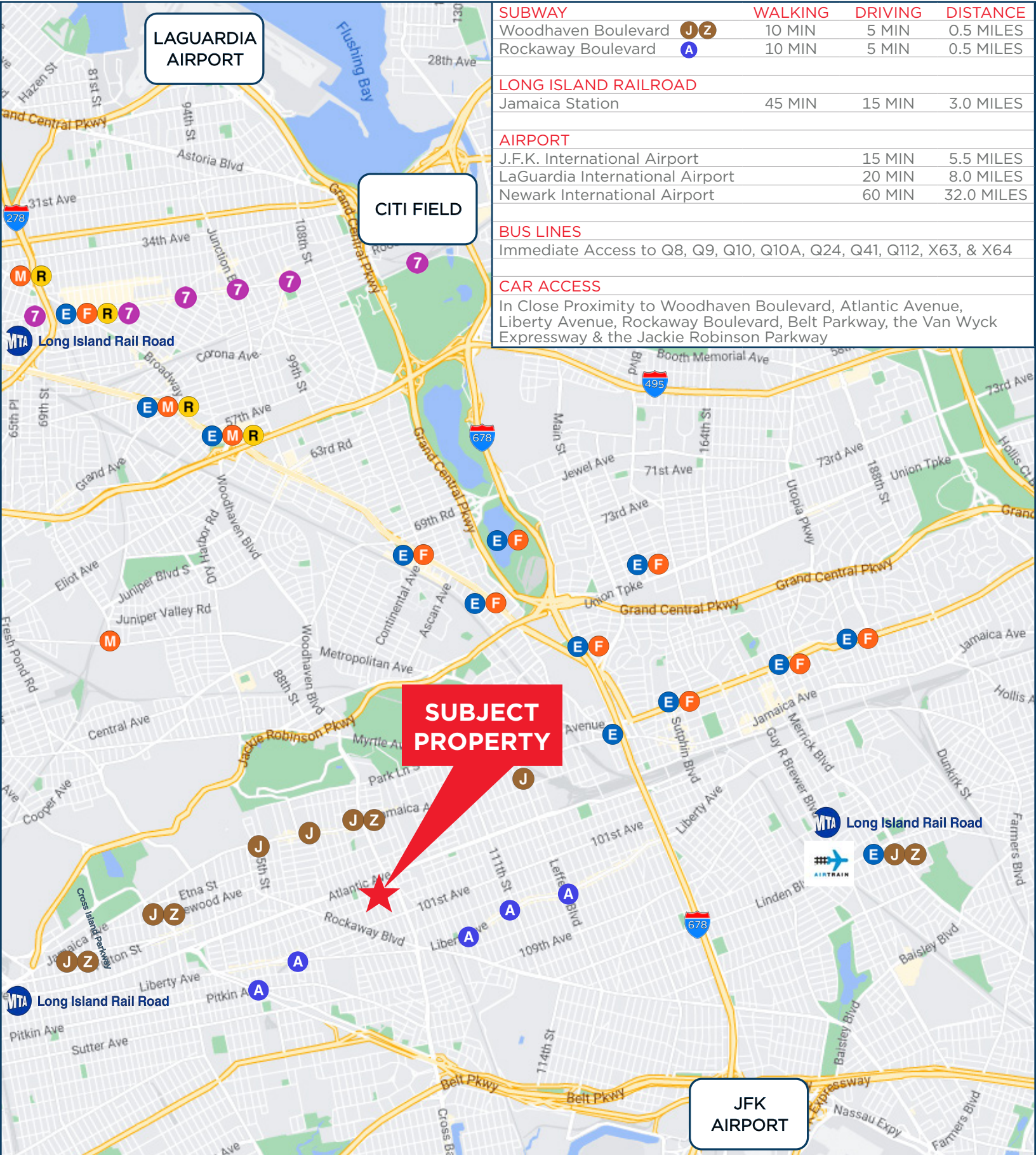
TO WORLD TRADE
CENTER VIA THE



J Z



TRANSPORTATION ACCESS



	SUBWAY	WALKING	DRIVING	DISTANCE
Woodhaven Boulevard	J Z	10 MIN	5 MIN	0.5 MILES
Rockaway Boulevard	A	10 MIN	5 MIN	0.5 MILES

LONG ISLAND RAILROAD				
Jamaica Station		45 MIN	15 MIN	3.0 MILES

AIRPORT				
J.F.K. International Airport		15 MIN		5.5 MILES
LaGuardia International Airport		20 MIN		8.0 MILES
Newark International Airport		60 MIN		32.0 MILES

BUS LINES				
Immediate Access to Q8, Q9, Q10, Q10A, Q24, Q41, Q112, X63, & X64				

CAR ACCESS
 In Close Proximity to Woodhaven Boulevard, Atlantic Avenue, Liberty Avenue, Rockaway Boulevard, Belt Parkway, the Van Wyck Expressway & the Jackie Robinson Parkway

SUBJECT PROPERTY

NEIGHBORHOOD DEMOGRAPHICS



340,000
Population



92,363
Households



\$95,109
Average Household Income



\$638,388
Median Home Value



33%
Owner Occupied Households



\$2.8 Billion
Consumer Spending

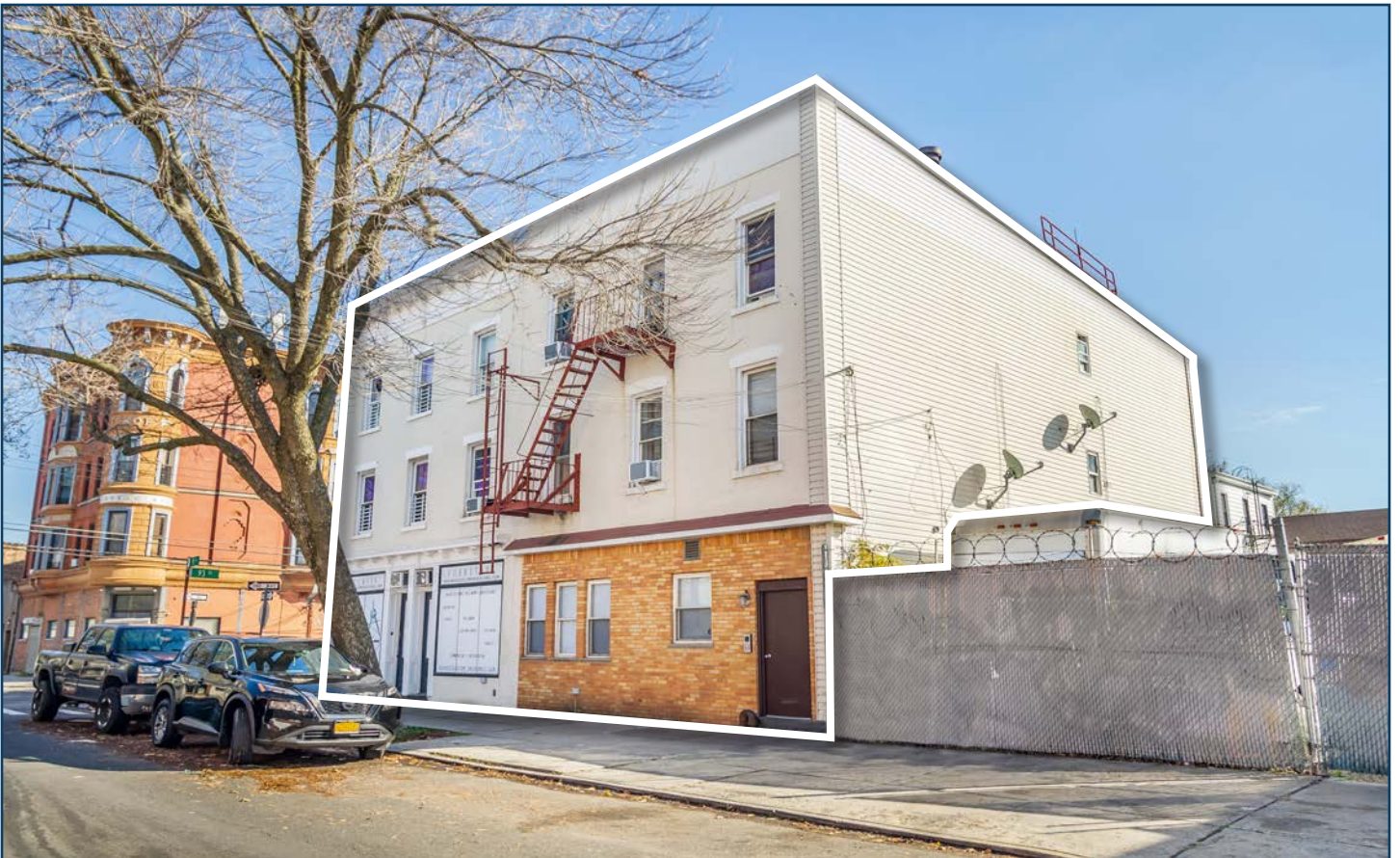


7,300
Businesses



52,641
Employee Base

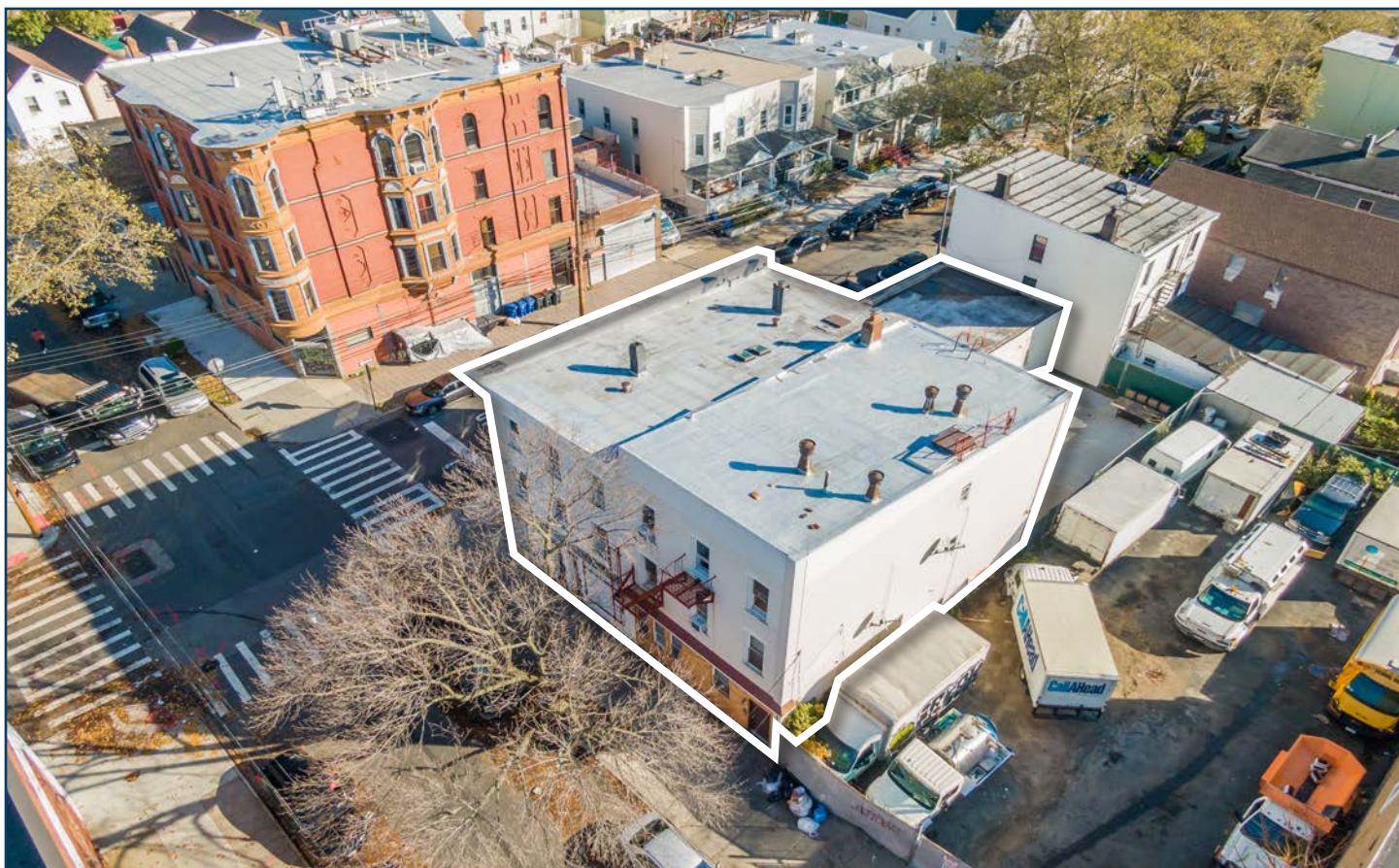
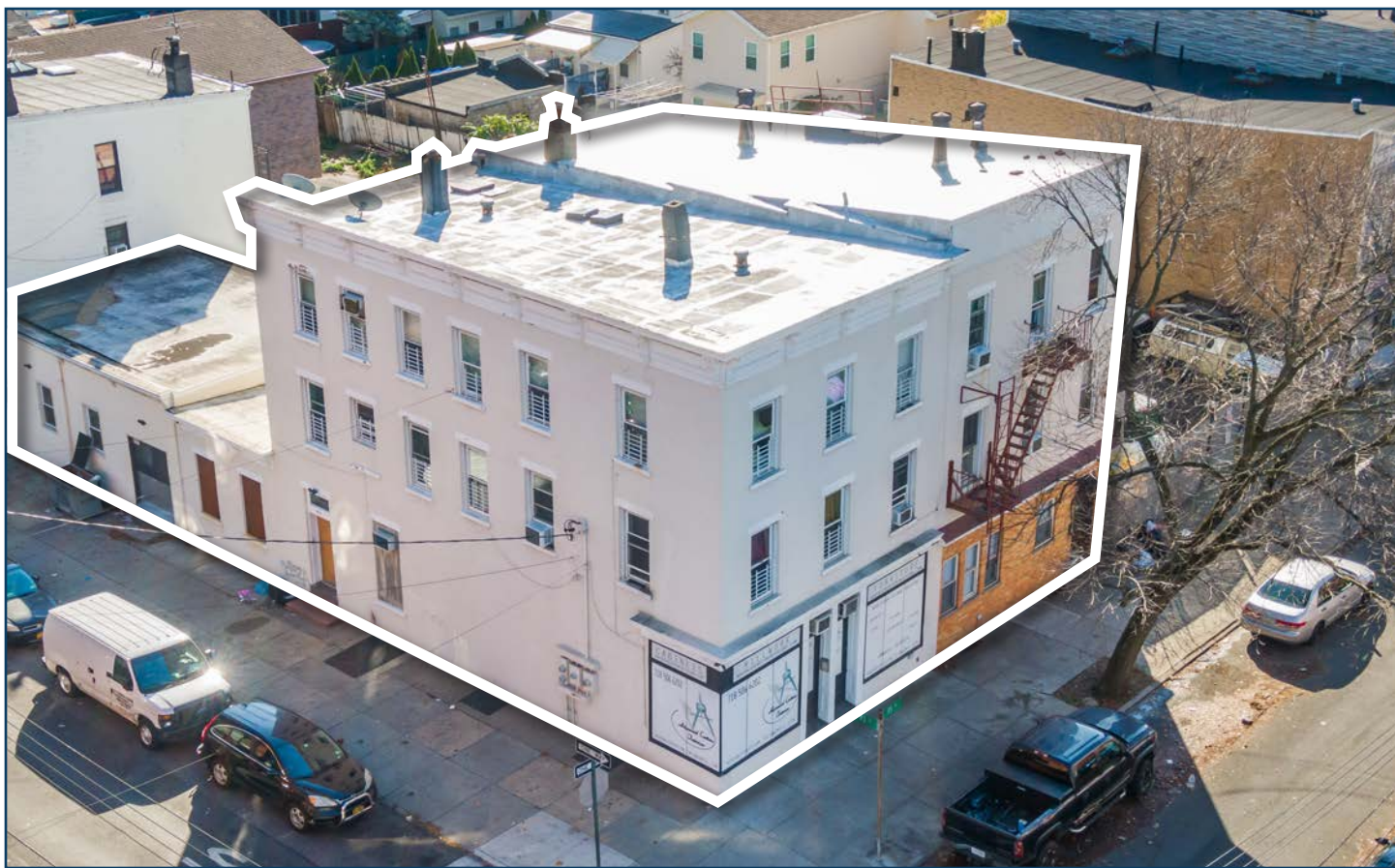
EXTERIOR IMAGES



AERIAL IMAGES



AERIAL IMAGES



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