

37-84

103 STREET

CORONA, NY

ASKING PRICE \$2,500,000

FOR SALE Corona Mixed-use Detached Brick Building



BLOCK / LOT	1768 / 50
TTL INTERIOR SQ. FT.	4092
YEAR BUILT	1931

RENTS

COMMERCIAL \$7,000/ MO. NO LEASE
2A 4 BEDROOM \$4,500/MO. NO LEASE
3A 2 BEDROOM \$2,500 / MO. LEASE EXP 11/30/2026
3B 2 BEDROOM \$2,200 / MO. LEASE EXP 9/30/2026
TOTAL MONTHLY RENT \$16,200
TOTAL ANNUAL RENT \$194,400

EXPENSES

RE Taxes \$45,686/YR.
INSURANCE \$4,458 / YR.
WATER \$3,000 / YR. ESTIMATED
PLP \$1,500 / YR. ESTIMATED
TOTAL ANNUAL EXPENSES \$54,644
NET OPERATING INCOME \$139,756

Property Description: Solid brick detached mixed-use building for Sale in prime Corona location half a block from the 103rd St. Roosevelt Ave subway station. Very high foot traffic location. Over 4000 interior square feet fully occupied building with strong rents

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