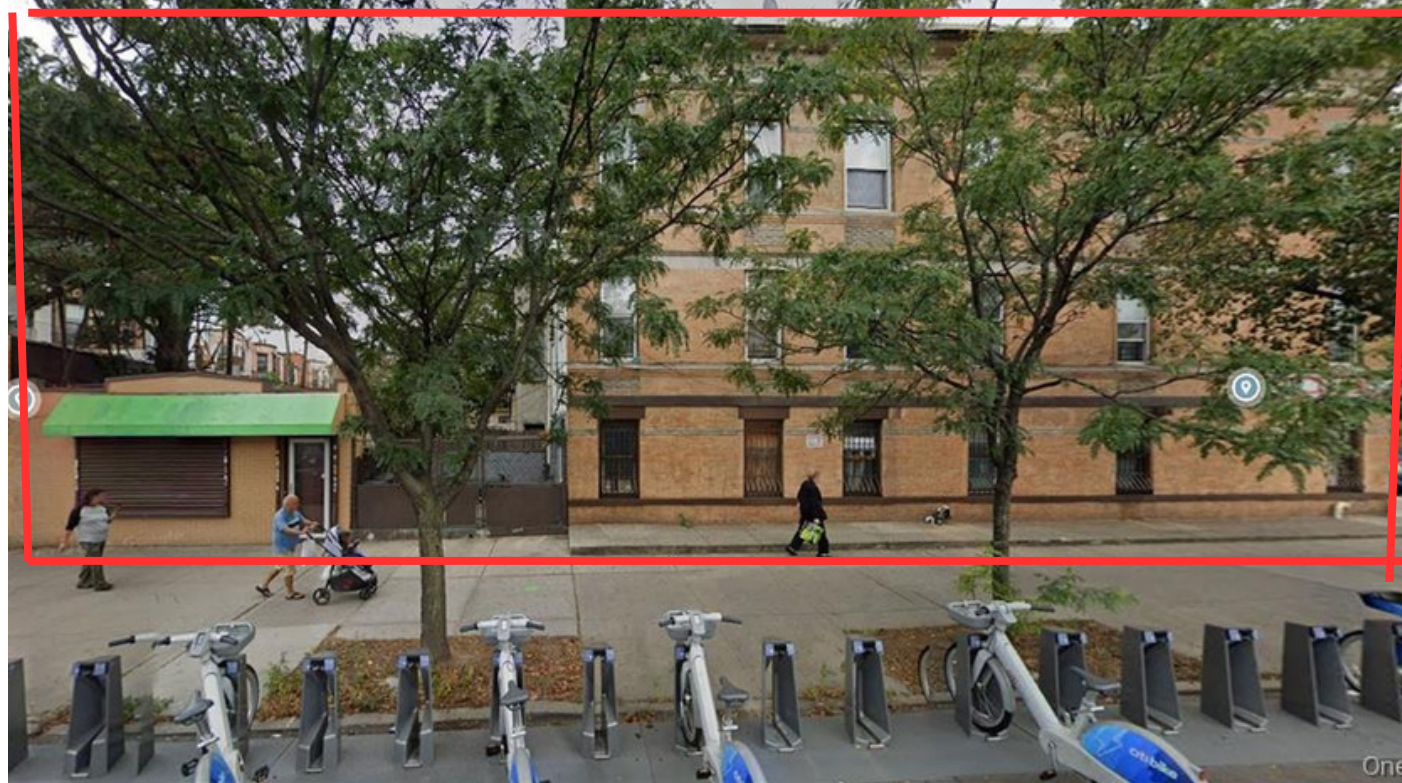




OFFERING SUMMARY

60-98 69th Ave. Ridgewood NY 11385
4 Unit Mixed Use Property
Asking \$1,899,000

JOSEPH V. CRIFASI
LICENSED REAL ESTATE BROKER
CELL: 718-930-0040
EMAIL: joe@crifasi.com

4 UNITS
2 COMMERICAL
2 RESIDENTIAL

OF UNITS

3,480

APPROX. S/F

8%

PRO FORMA
CAP RATE

\$545.69

PRICE/SF

All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage) and should be verified by your own attorney, architect or zoning expert.

INCOME

<u>Unit</u>	<u>Type</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Monthly Pro Forma Rent</u>	<u>Annual Pro Forma Rent</u>	<u>Lease Exp. .</u>
Building A						
Comm. Unit	Office	Vacant	Vacant	\$5,500	\$66,000	Vacant
Apt. 2nd Fl	1 Bedroom	\$1,900	\$22,800	\$3,000	\$36,000	
Apt. 3rd Fl	2 Bedrooms	\$2,200	\$26,400	\$3,500	\$42,000	
Building B						
Comm. Unit	Store	Vacant	Vacant	\$3,000	\$36,000	Vacant
Monthly Income		\$4,100				
Annual Income			\$49,200			
Annual NOI			\$30,568			
Annual Pro Forma Income				\$15,000	\$180,000	
Annual Pro Forma NOI					\$161,368	

Annual Expenses

Taxes:	\$5,632
Fuel:	\$5,700
Insurance:	\$4,300
Water/Sewer:	\$3,000
Annual Expenses	\$18,632





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Ridgewood NY 11385**

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PROPERTY FEATURES

Address	60-98 69th Ave. Ridgewood
County	Queens
Market	Ridgewood
Block & Lot	B-03536 & L-0024
Bldg. s/f	3,480 s/f- 19.67 x 60
Lot s/f	1,500 s/f 19.67 x 100
Year Built	1931
Zoning	R6B, C1-4
Building Class	S9
Fuel	Gas
Basement	Full
# of Units	4
# of Buildings	2
# of Parcels	1
# of Parking spots	0

FINANCIAL SUMMARY

PRICE	\$ 1,899,000
PRICE/SF	\$545.69

DESCRIPTION

Large brick corner mixed-use property located in the heart of vibrant Ridgewood, Queens. This well-maintained investment opportunity features two ground-floor commercial storefronts, both to be delivered vacant at closing. Also included is a 1 story Commercial unit in the back of the property, offering excellent potential for owner-users or investors seeking strong retail exposure. The residential component consists of two spacious apartments: a 4-room apartment currently rented for \$1,900/month and a 5-room apartment generating \$2,200/month. Positioned in a thriving commercial corridor surrounded by established local businesses, restaurants, cafes, and neighborhood services, this property benefits from strong foot traffic and consistent demand. Convenient access to the Myrtle–Wyckoff Avenues Station with L and M subway lines provides an easy commute to Manhattan, Brooklyn, and throughout Queens, while multiple bus lines service the immediate area. Ridgewood continues to experience strong growth and popularity due to its blend of residential charm, active business district, and outstanding transportation options. Exceptional opportunity for investors, end-users, or developers alike.