

MIXED-USE & LOT FOR SALE

94-12 JAMAICA AVENUE, JAMAICA, NY 11421



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(347) 242-0353
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EQUAL HOUSING
OPPORTUNITY

DEVIN NAVARRO
ASSOCIATE BROKER
(347) 490-3901
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ABOUT THE PROPERTY



PRIME MIXED-USE INVESTMENT OPPORTUNITY IN THE HEART OF JAMAICA AVENUE! THIS VERSATILE PROPERTY FEATURES TWO SPACIOUS THREE-BEDROOM APARTMENTS, ONE OF WHICH IS RENOVATED, AND A LONGSTANDING RETAIL DELICATESSEN THAT HAS BEEN A NEIGHBORHOOD STAPLE FOR YEARS. THE RETAIL SPACE SPANS 1,300 SQFT AND INCLUDES A FULL BASEMENT, OFFERING AMPLE STORAGE OR EXPANSION POTENTIAL.

INCLUDED IN THE SALE IS A 25X100 LOT CURRENTLY UTILIZED AS A THREE-CAR PARKING GARAGE, SEAMLESSLY CONNECTED TO THE RETAIL SPACE. IDEAL FOR INVESTORS OR OWNER-OCCUPIERS, THE RETAIL SPACE CAN ALSO BE DELIVERED VACANT, ALLOWING FOR IMMEDIATE OCCUPANCY OR REPOSITIONING.

STORE IS AN 8 YEAR LEASE TILL 2032 | APARTMENTS ARE MONTH TO MONTH

**RENTAL INCOME
APARTMENT 1:**
\$1,740.00

**RENTAL INCOME
APARTMENT 2:**
\$1,940.00

**RENTAL INCOME
STORE:**
\$4,995.50

**WATER BILL IS APPROXIMATELY \$850.00 PER MONTH
OF WHICH THE RETAIL TENANT PAYS 60%**

INSURANCE: \$7,210.00 PER ANNUM

TAXES: \$11,492.80

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Property overview



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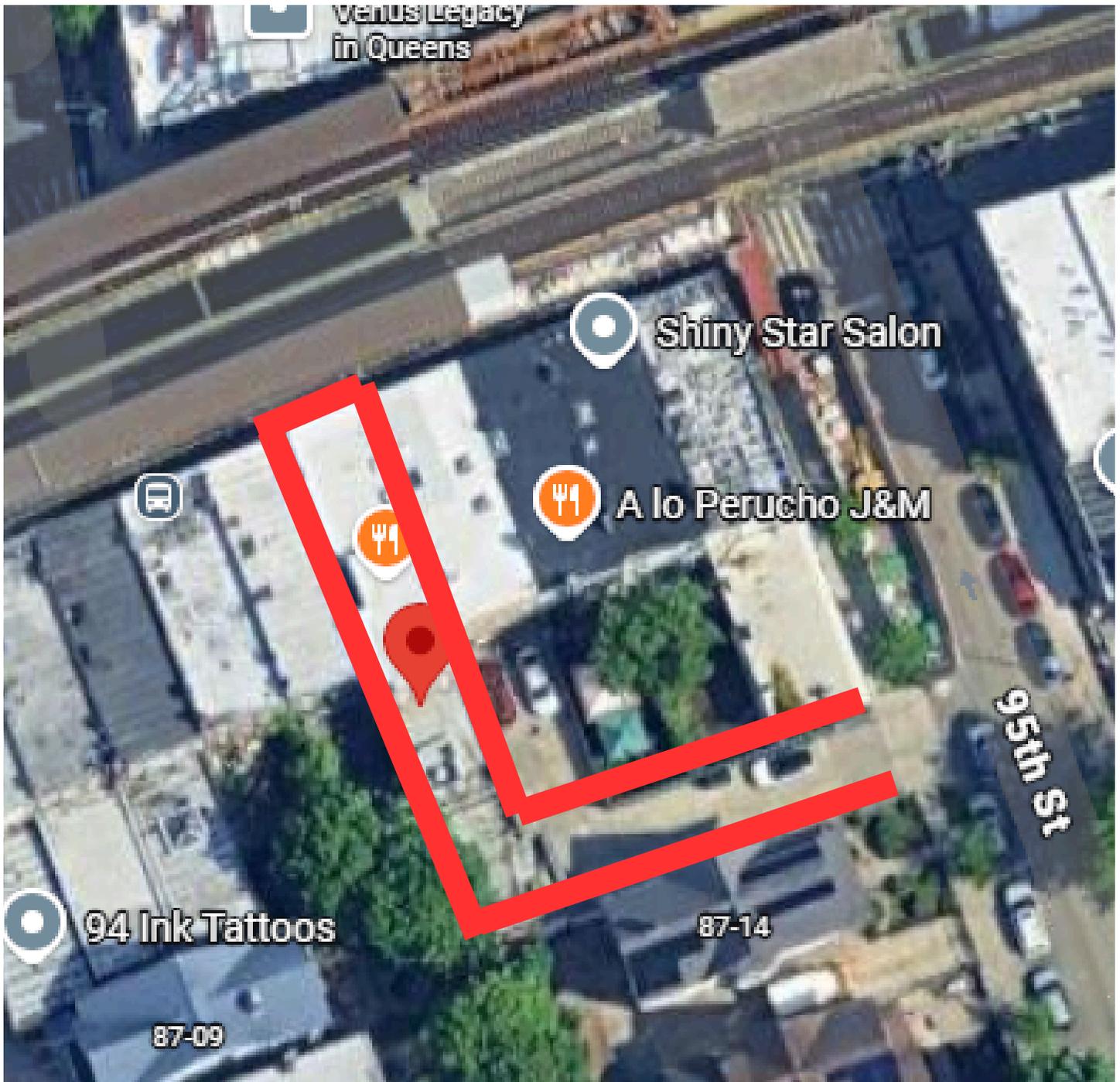


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