



### EXCLUSIVE

# OZONE PARK LEGAL 2 FAM + 1 RETAIL STORE

## **102-08 101st Ave** OZONE PARK,NY 11416



#### ZONING:R6B/C2-3, BUILDING:2040SQFT; **\$ 1,090,000** RETAXES: \$5872/Y

- 1ST FLOOR COMMERCIAL SPACE: SUITABLE FOR VARIOUS USES; CURRENTLY LEASED AS A LAW OFFICE WITH 3 YEARS REMAINING ON THE LEASE, FEATURING A 3% ANNUAL RENT INCREASE.
- 2ND FLOOR: TWO UNITS (FRONT AND REAR), EACH WITH 1 BEDROOM AND 1 BATHROOM. BOTH UNITS ARE FULLY RENTED WITHOUT LEASES, OCCUPIED BY RELIABLE TENANTS WHO PAY RENT ON TIME, PROVIDING FLEXIBILITY FOR RENT ADJUSTMENTS.
- UTILITIES: 3 ELECTRIC METERS, 1 GAS METER, 1 BOILER. NEWLY REPLACED ROOF AND BOILER (2 YEARS OLD).
- ADDITIONAL FEATURES: FULLY RENOVATED BASEMENT WITH BACKYARD ACCESS.
- CONVENIENT TRANSPORTATION: 7-MINUTE WALK TO A TRAIN, 15 MINUTES TO J TRAIN, AND A 20-MINUTE DRIVE TO FLUSHING. ACCESSIBLE BUS LINES INCLUDE 011/021/052-SBS, COVERING KEY AREAS OF QUEENS.
- STRONG NEIGHBORHOOD AMENITIES: KEY FOOD SUPERMARKET AND SENIOR CENTER AT THE STREET CORNER, ALONG WITH A VARIETY OF RESTAURANTS.





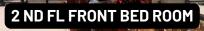
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B·SQUARE REALTY 盛世地產 T: (718)939.8388 136-20 38<sup>th</sup> Ave 3E, Flushing NY 11354 800 Northern Blvd, Great Neck, NY 11021

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B





<u>\$1,090,000</u>

1ST FL LAW OFFICE (COULD BE ANY RETAIL) \$2575, 3% INCREASE, 3YEARS LEASE LEFT 2ND FL

- FRONT: \$1100, NO LEASE, PAY CHECK
  PROJECTED:\$1700
- REAR: \$1200 NO LEASE ,PAY CHECK
  - PROJECTED:\$1700