



Glendale, Queens 77-46 79th Street

RARE INVESTMENT OPPORTUNITY

Legal 3 family for sale

This building sits on a 30 x 122

Building Size is 22 x 65

Driveway, Garage, Yard & Full Basement w/ OSE

Zoning: R4-1 Block: 3815 Lot: 0035 Taxes \$10,821

Listed at
\$1,500,000
Crifasi
COMMERCIAL DIVISION
Industry Leader since 1974
crifasi.com

For further information contact:

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Rents)Monthly

Apartment 1 \$1,800.00 5 rms, 2 bdrms, 1 bth
Apartment 2 \$2,550.00 6 rms, 3 bdrms, 2 bths
Apartment 3 \$2,600.00 6 rms, 3 bdrms, 2 bths
Yearly \$73,800.00

TENANTS HAVE NO LEASES

Expenses Yearly

Taxes \$10,200.00
Insurance \$3,855
Heat (Gas) \$3,000.00
Electric \$875
Water \$2,600
Exterminator \$400

Total Expenses: \$20,930

Net Income \$52,870

BUILDING SOLD WITH ALL TENANTS

PROJECTED RENTS

(tenants can be raised since they have no leases)

Apartment \$3,500.00 5 rms, 2 bdrms, 1 bth
w/ use of yard and basement

Apartment 2 \$3,700.00 6 rms, 3 bdrms, 2 bths including
garage

Apartment 3 \$3,600.00 6 rms, 3 bdrms, 2 bths
including parking space

Projected Yearly Income: \$129,600.00

Projected Net Income: \$108,670.00