



## 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**  
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**For further information contact:  
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Direct: 646-554-7788  
E-mail: sal@crifasi.com**



### **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**