



FOR SALE: Glendale, NY Mixed Used Property ideal for Users and investors

71-01 72nd Place, Glendale, NY, 11385 (Corner Central Ave)

\$1,299,000



Description: 2 Story Mixed Used 2 family with Store ideal for users and investors. Delivered vacant. Property has additional 900 SF garage/shop in the rear which can be utilized for business. High Income potential at market rents.

Note: Building has modern roof, boiler, electric. However, it does need some TLC.

Lot Size: 23 x 100 (2,300 SF) **Building Size:** 23 x 57 (1,311 SF) **Rear Garage/shop:** 23 x 43 (989 SF)

Building video: <https://youtu.be/Jyzoib8AbyE>



Building Details

*** Mixed Used Property:**

- * 2 Commercial (1,200 SF Store & 900+ Sq.Ft. Garage/shop) Plus 2 Residential 6 Room Apartments**
- * Flex use for Live-work "Industrial-Office-Retail."**
- * Building and the garage shop is 5,244 Sq.Ft. (including the 1,300 SF basement).**
- * Lot 23 × 100**
- * Bldg Size: 23 X 57 (1,311 Sq.Ft.)**
- * Rear Garage/Shop Is 23 X 43 (989 Sq.Ft.)**
- * 1st Floor Is Built Full between the store and garage/shop (23 × 100).**
- * Building has a new Roof, Modern Boiler & updated electric. Building needs Some TLC.**
- * Delivered Vacant for user.**
- * Income Potential Is over \$106,000 Per Year.**
- * 1,200 Sq.Ft. Store And Rear 900+ Sq.Ft. Garage Is Good For Office Or Retail.**
- * The garage space is also ideal for industrial, retail or office use.**
- * 2 Blocks from Myrtle Ave And Less Than A Mile To the Atlas Mall And Forest Park.**

----Layout: (In Net rentable Sq. Ft.)

- * Bsmt/Subfl:1,200 Sf Full, Unfinished, High Ceilings, 3 Entrances**
- * 1st Floor:1,200 Sf Store (Vacant) , 900 Sf Garage/Shop In Rear**
- * 2nd Floor:3 Br, Lr, Dr, Eat-In-Kit, Bath, Outdoor Porch (1,200 SF)**
- * 3rd Floor:3 Br, Lr, Dr, Eat-In-Kit, Bath (1,200 SF)**



For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

Income Pro-Forma (projected):

Tenant:	Size:	Monthly Rent	Annual Rent
Basement:	1,200 SF	--Can be part of store or rent separate--	
Store:	1,200 SF	\$3,600	\$43,200
Apt 1:	1,200 SF	\$2,200	\$26,400
Apt 2:	1,200 SF	\$2,200	\$26,400
Garage/Shop	900 SF	\$1,000	\$12,000
Gross Projected Income		\$9,000	\$108,000

Expenses:

Real Estate Taxes:	\$5,925
Water/Sewer:	\$2,200
Insurance:	\$2,300
Electric:	\$ 500
Heating:	\$3,000
Maintenance/Cleaning:	\$2,000
<u>Miscellaneous Expenses:</u>	<u>\$1,000</u>
Total Projected Expenses:	\$16,925

PROJECTED ANNUAL NET INCOME: \$91,075

Note: To get even more NET income, you can put separate boilers for each apartment.



For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

PROPERTY OVERVIEW

Address

Primary address	7101 72nd Pl
Zip code	11385
Neighborhood	Glendale
Borough	Queens
Block & lot	03690-0064



Property Taxes

Tax class	1
Current tax bill	\$5,925

Lot

Lot sqft	2,370
Lot dimensions	23.5 ft x 100.83 ft
Ground elevation	86 ft
Corner lot	SE

Zoning

Zoning districts	R4-1
Zoning map	

Building

Building class	Primarily Two Family with One Store or Office (S2)
Building sqft (includes the full basement)	4,922
Building dimensions	23 ft x 57 ft
Buildings on lot	1
Stories	3
Roof height	34 ft
Year built	1931

Style	1-3 fam res
Construction type	Masonry

Use

Residential units	2
Residential sqft	2,622
Average residential unit size	1,311
Commercial units	1
Retail sqft	2,300

Floor Area Ratio (FAR)

Residential FAR	0.9
Facility FAR	2
FAR as built	2.08
Allowed usable floor area	2,133
Usable floor area as built	4,930
Unused FAR	-2,797


For Sale
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
 Team, Inc. www.VictorWeinberger.com

Certificate of Occupancy (Building)

THE CITY OF NEW YORK
BUREAU OF BUILDINGS
 BOROUGH OF QUEENS

No. **3475**

CERTIFICATE OF OCCUPANCY

ISSUED 3/12/84 To W. C. Maltese of
 PREMISES Central in S.P. Sec. Ridgewood pl

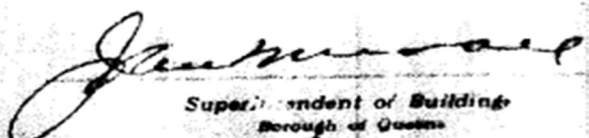
In accordance with Chapter 503, Laws of 1916 and Section 5 Art. 1, Chapter 5 of the Code of Ordinances, City of New York

THIS CERTIFIES that the NEW BUILDING situated on the above mentioned premises has been completed and conforms substantially to the approved plans and specifications, and to the requirements of all Laws, Ordinances and Rules and Regulations of the Board of Standards and Appeals applicable thereto, and permission is hereby granted for its occupancy for the purpose specified below:

Stories	Classification	Construction
3	Store Building	Brick

Floors	Occupancy	Live Load Per Sq. Ft. in Pounds	Number of Persons
Cellar			
Basement			
1st Floor	Store	75	
2nd Floor	Building	40	
3rd Floor		40	
4th Floor			
5th Floor			
6th Floor			

N. B. Application No. 37164/81


 Superintendent of Building
 Borough of Queens


For Sale
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
 Team, Inc. www.VictorWeinberger.com

Certificate of Occupancy (garage/shop in rear)

THE CITY OF NEW YORK
BUREAU OF BUILDINGS
 BOROUGH OF QUEENS

CERTIFICATE OF OCCUPANCY

ISSUED *before* *for* *to* *the* *premises*
 PREMISES *located at* *100-10 67th Ave. Rego, Queens, NY 11374*

in accordance with Chapter 24-A, Laws of 1938 and Section 1 Art. 1, Chapter 3 of the Code of Ordinances, with amendments.

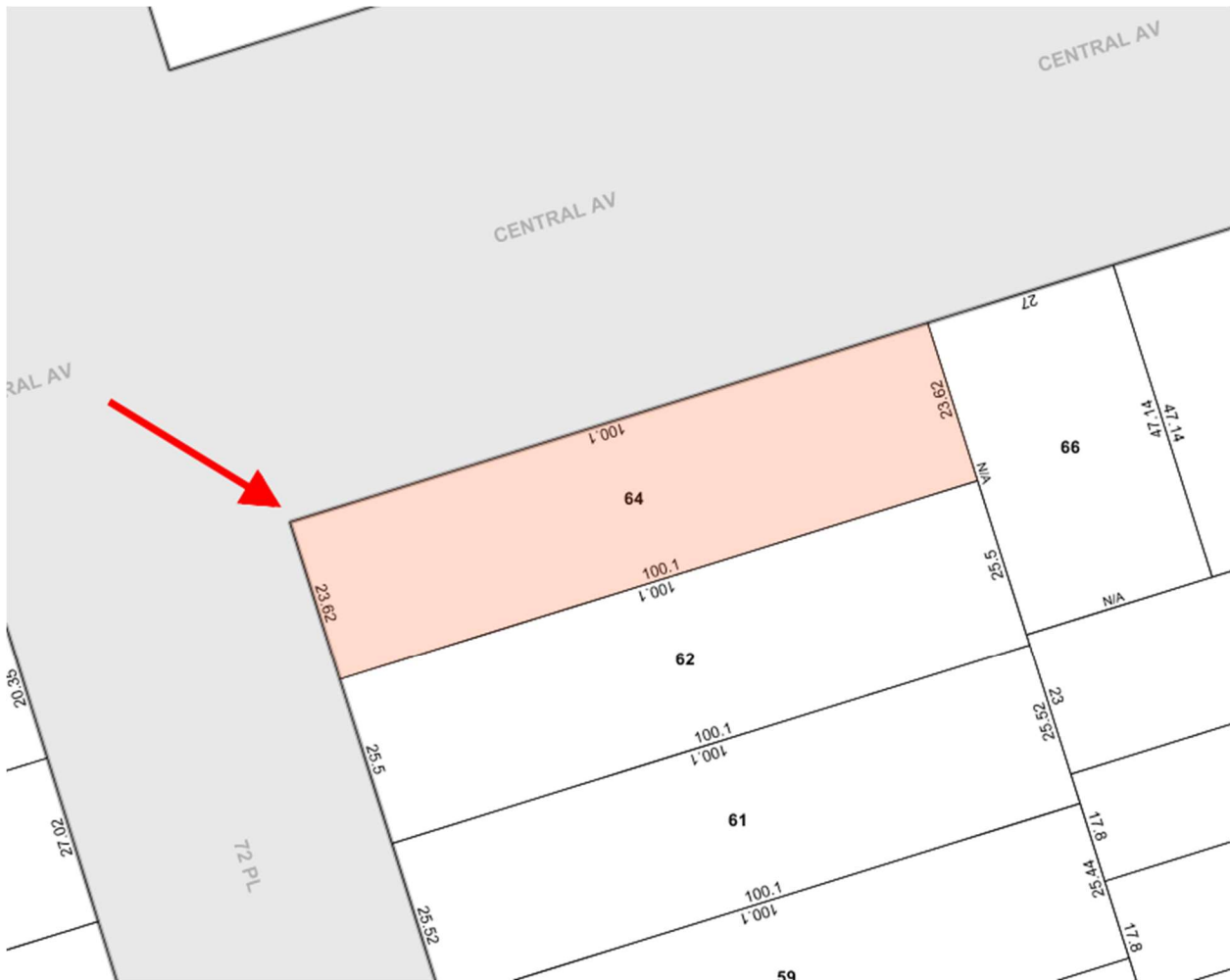
THIS CERTIFICATE is issued to the NEW BUILDING situated on the above premises, for use as *Shop* and *Office* and conforms substantially to the approved plans and specifications and to the requirements of all applicable Ordinances and Rules and Regulations of the Board of Standards and Appeals applicable thereto, and permission is hereby granted for its occupancy for the purposes specified below:

Stories	Classification	Occupancy	Live Load Per Sq. Ft. or Footing	Number of Persons
<i>1</i>	<i>Shop</i>			<i>Office</i>
Basement				
1st Floor	<i>Shop</i>			
2nd Floor				
3rd Floor				
4th Floor				
5th Floor				
6th Floor				

N. B. Approved *3/15/19*
[Signature]
 Deputy Commissioner

 **For Sale**
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

TAX MAP



 **For Sale**
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

BUILDING OUTLINE (zoomed in)



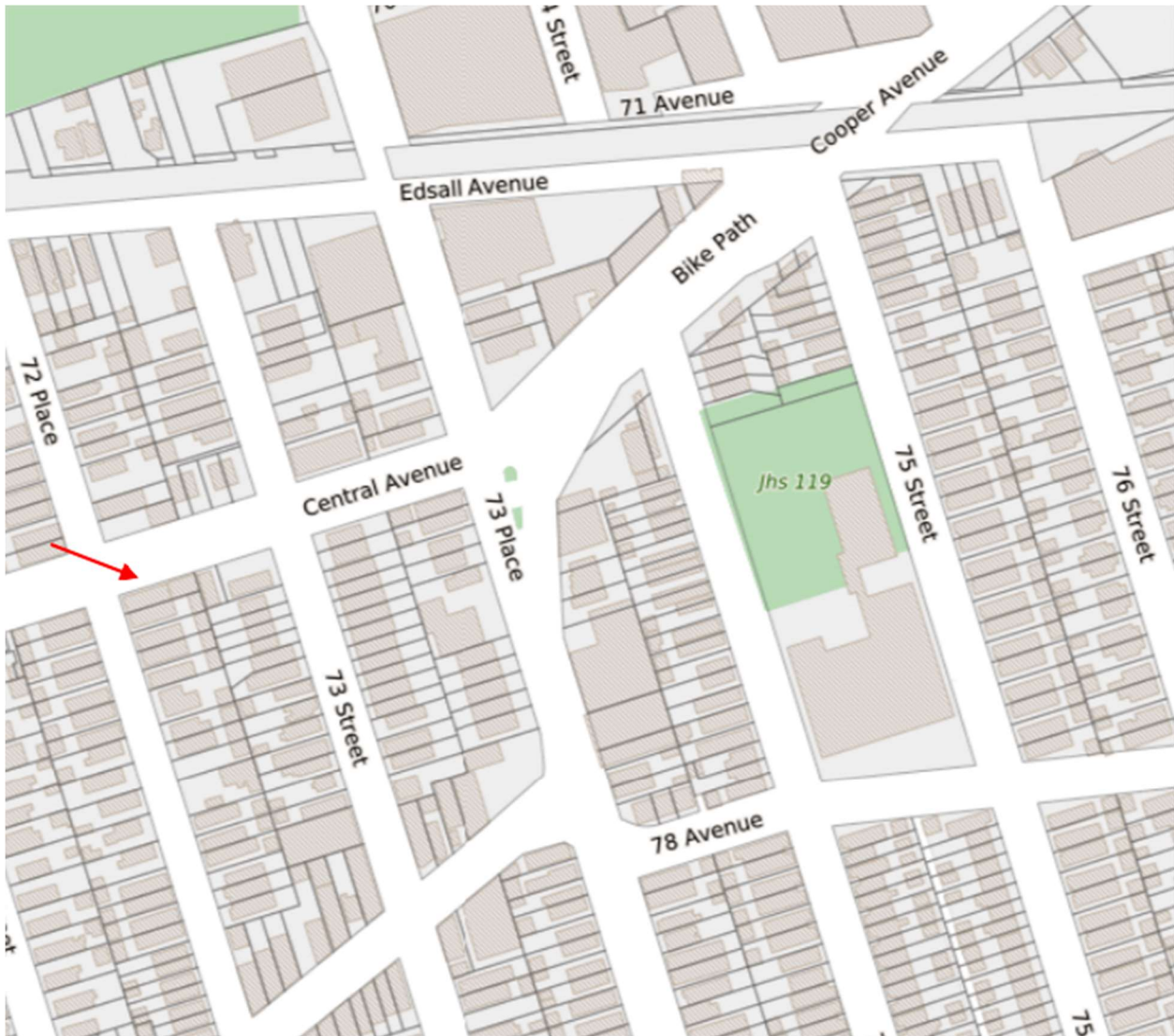


For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

BUILDING OUTLINE (zoomed out)

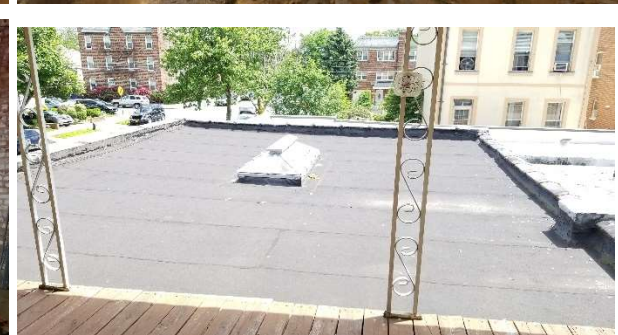
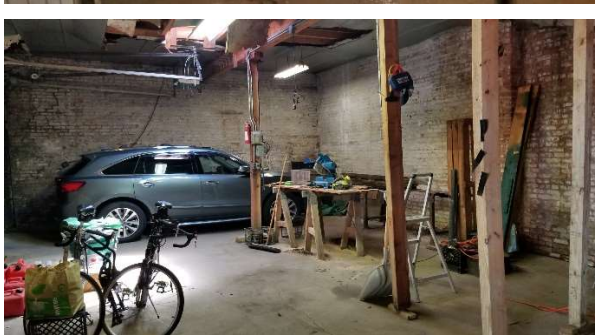




 For Sale
VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com





Modern ROOF





For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

