

# 115-16/18 95<sup>th</sup> Avenue

FOR SALE | MIXED-USE WITH GARAGES | S. RICHMOND HILL, NY



## ASKING PRICE

# \$1,740,000

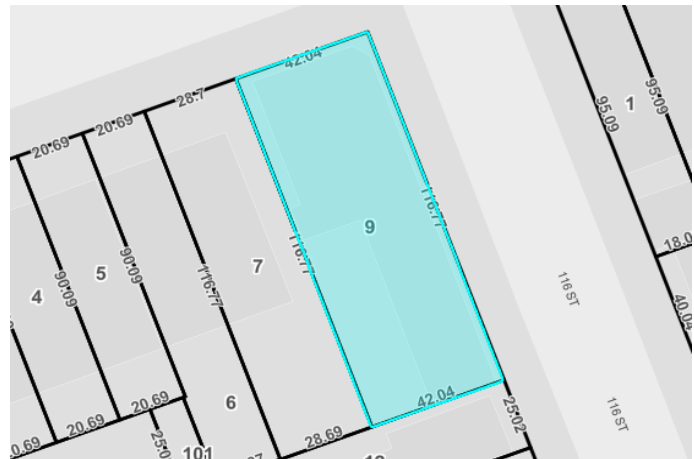
1 STORE + 3 APARTMENTS + 5 GARAGES  
4,105 SQUARE FEET

- Fully occupied corner building
- Grocery store, (3) apartments, and attached rear garages / storage
- One of the only local retail stores along 95<sup>th</sup> Avenue, servicing a dense residential neighborhood
- Proximity to Downtown Jamaica, Resorts World, JFK Airport
- Ideal Investment or End-User Opportunity

CROSS STREETS	SW Corner of 95 <sup>th</sup> Avenue & 116 <sup>th</sup> Street
BLOCK / LOT	9417 / 9
LOT DIMENSIONS	42' x 116'
LOT SIZE	4,897 SF
BUILDING DIMENSIONS	40' x 70' EXT IRR
BUILDING SIZE (SF)	4,105 SF
YEAR BUILT	1920
STORIES	2
ZONING	R4A
TAX ASSESSMENT (25/26)	\$43,489
TAX RATE (CLASS 1)	20.850%
TAXES (25/26)	\$9,067

## FINANCIAL OVERVIEW

GROSS ANNUAL INCOME	\$146,191
ANNUAL EXPENSES	-\$34,936
NET OPERATING INCOME	\$111,255



Contact Exclusive Agents for Additional Information:

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## INCOME & EXPENSES

### COMMERCIAL

Unit	Lease Start	Lease End	Sq. Ft.	P.P.S.F.	Monthly Rent	Annual Rent
Mini Market	12/01/21	11/30/26	2,785	\$22	\$5,008.00	\$60,096.00
Garages	07/12/25	07/11/27	1,260	\$10	\$1,000.00	\$12,000.00
TOTAL COMMERCIAL:					\$6,008.00	\$72,096.00

### RESIDENTIAL

Unit	Size	Lease Start	Lease End	Monthly Rent	Annual Rent
#1R	1 BR / 1 BA	03/01/25	02/28/27	\$2,400.00	\$28,800.00
#2R	1 BR / 1 BA	Month-to-Month		\$1,700.00	\$20,400.00
#2F	1 BR / 1 BA	07/01/24	06/30/26	\$2,451.40	\$29,416.80
TOTAL RESIDENTIAL:				\$6,551.40	\$78,616.80

## REVENUE

Commercial Income	\$72,096
Residential Income	\$78,617
Vacancy/Credit Loss (3%)	-\$4,521
Effective Gross Income	\$146,191

## EXPENSES (Estimated)

### Metrics

Real Estate Taxes	\$2.21 per sq. ft.	\$9,067
Insurance	\$1.25 per sq. ft.	\$5,131
Water & Sewer	\$0.97 per sq. ft.	\$4,000
Gas Heat	\$1.25 per sq. ft.	\$5,131
Common Electric	\$0.15 per sq. ft.	\$616
Repairs & Maintenance	\$1.00 per sq. ft.	\$4,105
Super / Payroll	\$0.61 per sq. ft.	\$2,500
Management	3.0% of EGI	\$4,386
Total Expenses	Exp/Inc Ratio 24%	\$34,936

## NET OPERATING INCOME

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