

17-11 LINDEN STREET

RIDGEWOOD, NY 11385

FOR SALE | 10-UNIT WALK-UP APARTMENT BUILDING WITH RETAIL



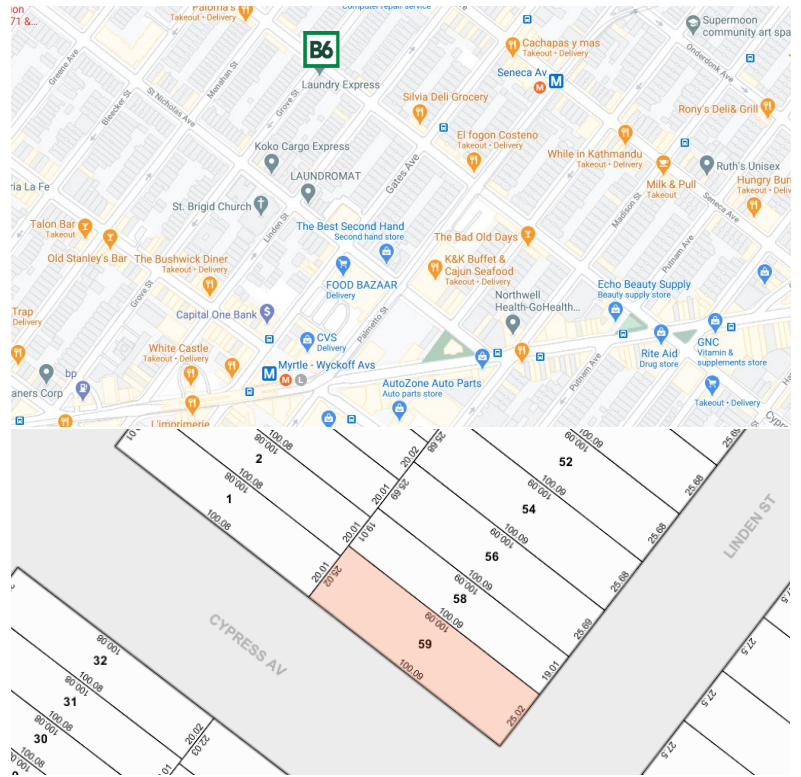
REAL ESTATE
ADVISORS

WALK-UP WITH RETAIL

4 FREE MARKET UNITS

~5.5% CAP RATE

RIDGEWOOD, NY



PROPERTY DESCRIPTION

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 17-11 Linden Street, Ridgewood, Queens, NY. The subject property is a 4-story, 8,125 SF, walk-up apartment building with retail on the ground floor. It is comprised of 9 residential units and 1 retail unit. It is ideally located on the northeast corner of Linden Street and Cypress Avenue in the Ridgewood neighborhood of Queens, NY.

For additional information please contact one of the exclusive agents below.

PROPERTY HIGHLIGHTS

- Corner building providing tremendous light and air
- 10-Unit walk-up apartment building comprised of 9 residential units and 1 retail unit on the ground floor
- Residential unit mix is comprised of two 1-Bedrooms, five 2-Bedrooms, and two 3-Bedrooms
- Residential units are front and back, box shape apartments
- 4 Free Market Units
- 3 Blocks from the [M] & [L] Myrtle-Wyckoff Subway station & 4 Blocks from the [M] Seneca Ave Subway station

ASKING PRICE

\$2,550,000

PROPERTY INFORMATION

Block:	3441
Lot:	59
Lot Dimensions:	25' x 100'
Lot Sq. Ft.:	2,500 Sq. Ft. (approx.)
Building Dimensions:	25' x 75'
Stories:	4
Residential Units:	9
Commercial Unit:	1
Building Sq. Ft.:	8,125 Sq. Ft.
Zoning:	R6B
Total RE Taxes (21/22):	\$41,710

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REVENUE

Unit	Type	Status	Size (SF)	Rent/SF	LXP	Monthly Rent	Annual Rent
1A	2-Bedroom	FM	700	\$45	1/31/2022	\$ 2,600.00	\$ 31,200.00
1B	1-Bedroom	FM	500	\$50	1/31/2022	\$ 2,100.00	\$ 25,200.00
1C	1-Bedroom	RS	500	\$22	3/31/2022	\$ 929.27	\$ 11,151.24
2F	2-Bedroom	RS	900	\$19	8/31/2020	\$ 1,453.96	\$ 17,447.52
2R	2-Bedroom	RS	900	\$20	11/30/2021	\$ 1,490.01	\$ 17,880.12
3F	3-Bedroom	FM	900	\$37	3/31/2022	\$ 2,800.00	\$ 33,600.00
3R	2-Bedroom	RS	700	\$10	9/30/2021	\$ 577.11	\$ 6,925.32
4F	3-Bedroom	FM	900	\$43	2/28/2022	\$ 3,250.00	\$ 39,000.00
4R	2-Bedroom	RS	700	\$25	7/31/2021	\$ 1,464.02	\$ 17,568.24
GF	Retail	-	500	\$59	6/30/2027	\$ 2,472.00	\$ 29,664.00
TOTAL:						\$ 19,136.37	\$ 229,636.44

EXPENSES

Metrics

Per Owner

Real Estate Taxes (21/22):	<i>Dept. of Finance</i>		\$41,710
Insurance:	\$1.33	<i>per sq. ft.</i>	\$10,820
Utilities:	\$2.40	<i>per sq. ft.</i>	\$19,531
Repairs & Maintenance:	\$1.36	<i>per sq. ft.</i>	\$11,077
Management (3%):	<i>Projected @</i>	<i>3% of EGI</i>	\$6,889
Total Expenses:			\$90,027
Gross Annual Income:			\$229,636
Less Expenses:	Exp/Inc Ratio: 39%		\$90,027
Net Operating Income:			\$139,609



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