

79-35/79-37 Myrtle Avenue, Ridgewood, New York 11385

PRIME MIXED-USE IDEAL FOR OWNER-USER OR INVESTOR



Package Sale – Two Adjoining Mixed-Use Buildings

- **Approx. 2,737 SF of Updated Commercial Space**

Delivered Vacant at Closing

Central HVAC throughout

- **4 Residential Apartments**

(2) One-Bedroom Apartments (2) Six-Room Apartments

Strong rental income potential with 1 vacant unit ready for lease

(See Attached Income and Expense breakdown)

- **Approx. 2,200 SF Full Basement**
- **Private Driveway with Off Street Parking for Up to 6 Vehicles**
- **R5B/C1-3 Zoning**

Potential for future expansion or redevelopment (subject to approvals)

- **Excellent Myrtle Avenue Location** with outstanding visibility and accessibility

Asking Price: \$2,800,000

FOR MORE INFORMATION CONTACT:

SALVATORE CRIFASI, EXCLUSIVE BROKER

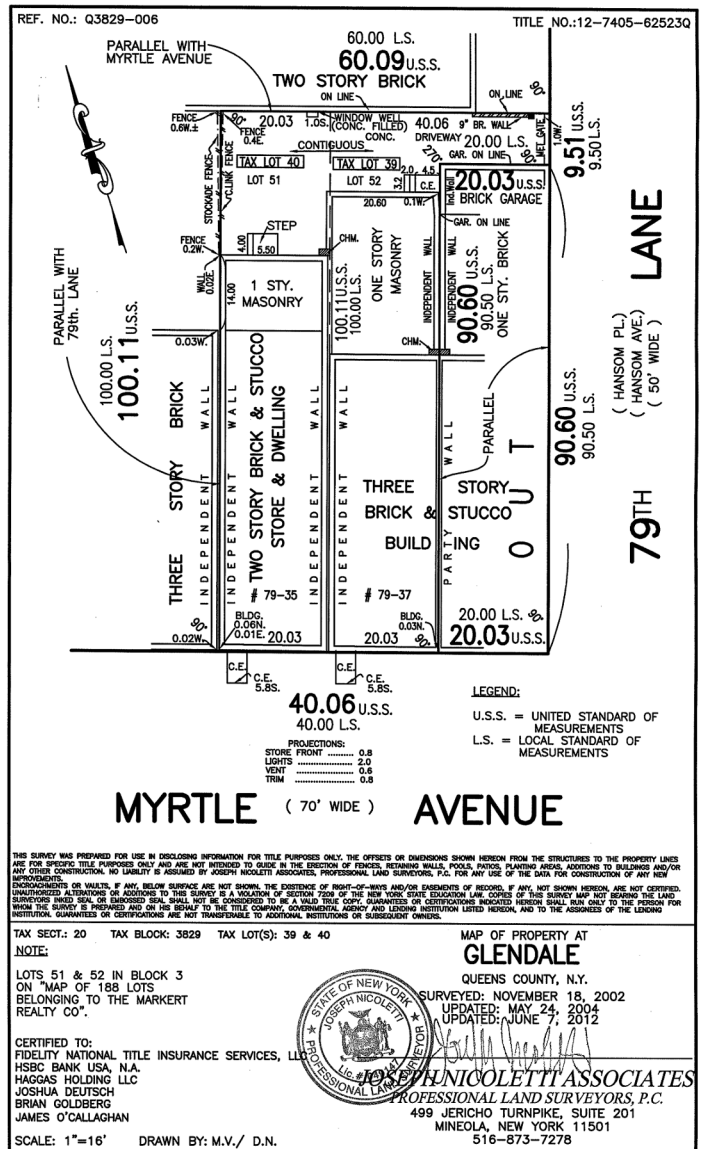
DIRECT: 646-554-7788

EMAIL: SAL@CRIFASI.COM



Crifasi
COMMERCIAL DIVISION
Industry Leader since 1974
crifasi.com





Scan here for
more photos and
information



FOR MORE INFORMATION CONTACT:
SALVATORE CRIFASI, EXCLUSIVE BROKER
DIRECT: 646-554-7788
EMAIL: SAL@CRIFASI.COM



Crifasi
COMMERCIAL DIVISION
Industry Leader since 1974
crifasi.com



Crifasi

Real Estate Inc.

Serving our community since 1974

crifasi.com

INCOME AND EXPENSES FOR 79-35 & 79-37 Myrtle Ave. Glendale, NY 11385

Income:

79-35 Office \$2,500 Month

79-35 Rear \$1,650 Month

79-35 Front \$1,800 Month

79-37 Office \$3,500 Month

79-37 2nd Fl \$1,900 Month

79-37 Top Floor Vacant proposed \$2,800 Month

Gross Income: \$14,150 Monthly

Gross Income: \$169,800 Yearly

Expenses:

RE Taxes: Yearly: \$7,800

RE Taxes: Yearly: \$9,200

Insurance Yearly: \$4,500

Electric Yearly: \$1,000

Water Yearly: \$2,000

Heat Gas \$4,000

Expenses: \$28,500

Net Income: \$141,300

About 5% Cap