



# FOR SALE

MIXED USE

ASKING PRICE

# \$1,350,000

127-18 Liberty Ave · South Richmond Hill, NY 11419

LOT: 20 x 70 SF

**3**

TOTAL UNITS

**\$10,600**

MONTHLY INCOME

**\$127,200**

ANNUAL INCOME

**\$104,200**

NET OPERATING INCOME

### RENT ROLL

UNIT	MONTHLY RENT	ANNUAL RENT
1st Floor + Basement	\$7,000.00	\$84,000.00
2nd Floor Front	\$2,100.00	\$25,200.00
2nd Floor Rear	\$1,500.00	\$18,000.00
<b>Total</b>	<b>\$10,600.00</b>	<b>\$127,200.00</b>

### ANNUAL EXPENSES

Real Estate Tax	\$19,500.00
Insurance	\$3,500.00
Water/Heat	Tenant Pays
<b>Total Annual Expenses</b>	<b>\$23,000.00</b>

CURRENT NET OPERATING INCOME

# \$104,200.00

Annual NOI after all expenses



### PROPERTY HIGHLIGHTS

- Mixed-use commercial + residential
- Prime Liberty Ave retail corridor
- Ground floor + basement commercial
- Two residential units above retail
- High foot traffic, strong rental demand



Sabbir Ahmed

516-567-8600

SabbirA@EliteSynergyRealty.com