

HOUSE FOR SALE



MIDDLE VILLAGE
6 FAM-2 Com-6 PKG - BRICK
\$1,275,000

LID#101111177962-78

MLS#*1121157



Maria Strbik
 Licensed Real Estate Salesperson

Residential & Commercial
Sales • Rentals • Property Management
 66-45 Fresh Pond Road, Ridgewood, NY 11385-3252
www.werbarealty.com Fax: 718-456-5258

Tel: 718-456-9600 ext.21
Cell: 917-887-6653

Email: maria@werbarealty.com

Languages Spoken: English-Hungarian-Romanian

Let us help you buy, sell, rent or manage your next home or investment!

PROPERTY CHARACTERISTICS				INCOME			EXPENSES	
Appearance:	Excellent	# Bedrooms:	9	LLevel:	1L-\$1000 / 2L-\$950	Common Charges:	\$	
Type:	6 + 2 Fam	# Full Baths:	8	1st Fl:	1A-\$1150 / 1B-\$975	Electric:	\$536	
Construction:	BRICK	# Half Baths:	0	2nd Fl:	2A-\$1100 / 2B-\$1100	Fuel:	\$1,342	
Att/Det:	SDet	# Kitchens:	8	3rd Fl:	3A-\$1100 / 3B-\$1125	Insurance:	\$2,381	
Stories:	3	EIK:	3	Parking:	4 x \$100 = \$400	Maintenance/Repairs:	\$	
Basement:	Yes	Dining Room:			2 x \$150 = \$300	Miscellaneous:	\$13	
Fin Bsmt:	Finished	Den/Fam Room:	Yes	6 Apts + 2 Basement Units + 6 Parking				
Bldg. Size:	16x52 ft.	Driveway:	PTY	Total Rent:	Monthly	Annually		
Living Area-sq.ft.:	3,666	Garage:	No	0.00	\$9,200.00	\$110,400.00		
Lot Size:	23x100 ft.	Fuel:	Gas	TOTAL NET INCOME \$ 79,554.00				
Block #:	3783	Heat:	Hot Water					
Lot #:	38	Hot Water Heater:						
Year Built:	1973	School District:	24					
Zoning:	R4							

APPLIANCES & FLOORING

Stove: 8 **Washer:** 0 **Wood Fl:**
Refrigerator: 8 **Dryer:** 0 **WW Cpt:**
Dishwasher: 0 **A/C:** 0 **Linoleum:**

Floor Description:

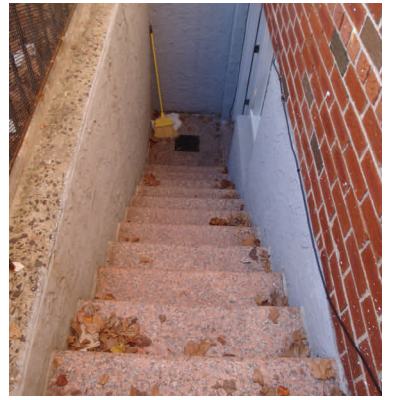
Basement: 2 Commercial Units—Finished w. access to parking lot
 1st Fl: 1 BR, Living Rm/Kit/Bath + 2 BR/EIK/LivRm/Kit/Bath
 2nd Fl: 1 BR, Living Rm/Kit/Bath + 2 BR/EIK/LivRm/Kit/Bath
 3rd Fl: 1 BR, Living Rm/Kit/Bath + 2 BR/EIK/LivRm/Kit/Bath

6 FAMILY + 2 Commercial Offices + 6 Parking Spaces
EXCELLENT LOCATION—BRICK

Excellent commuting location
 Close to Metropolitan Avenue transportation & Shops

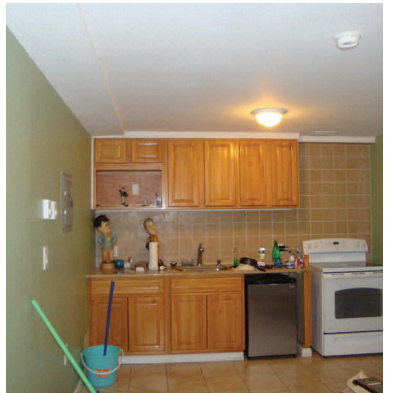
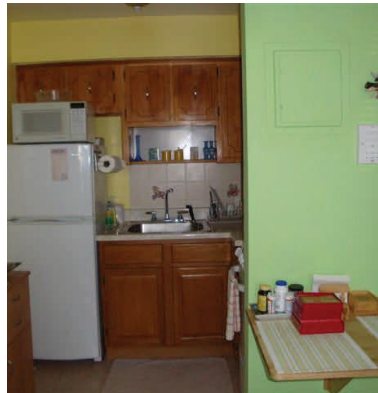
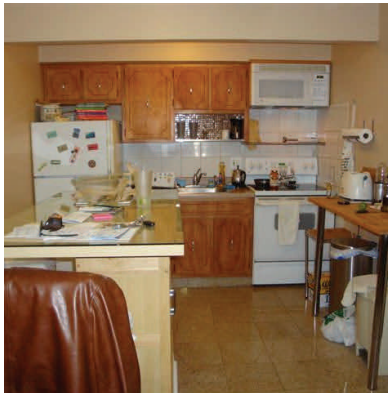
3 x 1 BR apts + 3 x 2BR apts
 2 x Basement Commercial Space
 Gated Parking Spaces x 6
 Tenants pay own heat & hot water

Gas —Hot Water Heat—Roof is in good condition
 All utilities are in good working condition

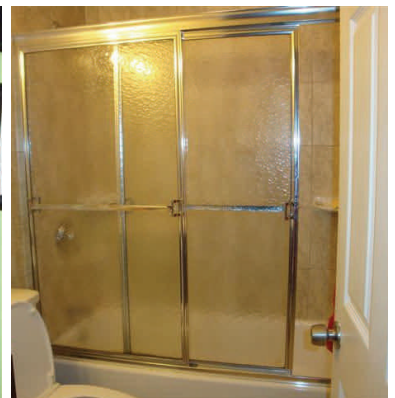
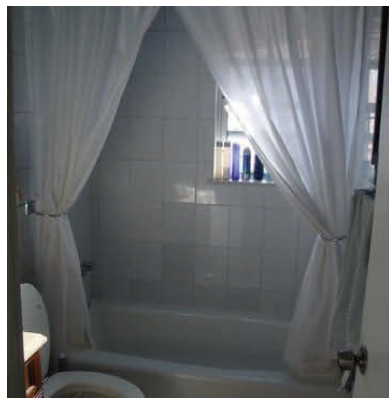


6 Gated Parking Spaces

Front House—Front Entry—Basement Entry



Kitchens of 4 Apartments



Full Baths of 4 Apartments