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Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

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COMMERCIAL PROPERTY FOR SALE

NEW LISTING

LID #: 1624-0040-A
 Ridgewood, NY 11237

List Price: \$1,275,000

BUILDING DETAILS

Garage:
 Driveway:
 Basement:
 # Bedrooms:
 # Baths:
 # Kitchens: Kitchenette
 EIK:
 Dining Room:
 Den/Fam Room:
 Office:
 Attic:
 Appearance: Very Good
 Porch:
 Patio:
 Deck:
 WW Carpet:
 Wood Floors:
 Stove:
 Refrigerator:
 Washer:
 Dryer:
 A/C:
 Fireplace:
 Skylight:
 Water: Public-City
 Sewer: Public-City
 Fuel: Gas
 Heat: Blowers

PROPERTY DETAILS

Type: Warehouse
 Construction: Brick
 Att/Det: Attached
 Stories: 2 (Office on 2nd Fl)
 Basement: No
 Bldg. Size: 75 x 100 ft
 Year Built: 1931
 Living Area-sq.ft.: 7,500 + 1,875
 Fuel: Gas
 Heat: Blowers
 School District:
 Lot Size: 75 x100 ft.
 Block #:
 Lot #:
 Zoning: M1-4D
 Taxes: \$17,359.28

INCOME

1st Floor: occupied by owner
 2nd Floor: \$1800—lease end Oct2010

Total Rent: Annually

EXPENSES

Water: \$
 Septic: \$
 Fuel: \$
 Electric: \$
 Maintenance/Repairs: \$
 Insurance: \$
 Taxes: \$17,359.28
 Miscellaneous: \$

Total Annual Expenses \$

TOTAL NET INCOME \$

Ground Level: 7,500 sf Warehouse

14 1/2" High Ceilings-BIG open area with plenty of storage

2nd Floor: 1875 sf Office Space

Owner will deliver vacant—

VERY GOOD Condition-Well Maintained Brick Warehouse
Presently Metal/Machine Shop on 1st Floor & Office on 2nd Floor

04/01/10—Office#1624-0040-A

2nd Floor Office Space

