



Gabriele Kapp
 Real Estate Sales Agent
 718-456-9600 ext. 28
 gabi@werbarealty.com

Werba Realty

SALES ● RENTALS ● PROPERTY MANAGEMENT

66-45 Fresh Pond Road
 Ridgewood, NY 11385

718-456-9600

www.werbarealty.com

COMMERCIAL PROPERTY FOR SALE

**NEW
LISTING**

**LID 1636-0040-B
Ridgewood, NY 11237**

List Price: \$975,000

BUILDING DETAILS

Garage:
 Driveway:
 Basement:
 # Bedrooms:
 # Baths:
 # Kitchens:
 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: Oil
 Heat: Steam Radiators

PROPERTY DETAILS

Type: Warehouse
 Construction: Brick
 Att/Det: Attached
 Stories:
 Basement: No
 Bldg. Size: 25 x 100 ft
 Year Built: 1931
 Living Area-sq.ft.: 5,000
 Fuel: Oil
 Heat: Steam Radiators
 School District:
 Lot Size: 50 x 100 ft.
 Block #:
 Lot #:
 Zoning: M1-4D
 Taxes: \$9,976.52

Ground Level: 5,000 sf Warehouse

INCOME

1st Floor: occupied by owner

Total Rent: Annually

EXPENSES

Water: \$
 Septic: \$
 Fuel: \$
 Electric: \$
 Maintenance/Repairs: \$
 Insurance: \$
 Taxes: \$9,976.52
 Miscellaneous: \$

Total Annual Expenses \$

TOTAL NET INCOME \$