



**Agata Ciaravino**  
 Real Estate Sales Associate  
 718-456-9600 ext. 29  
 agata@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



**LID #279-0032E**

**List Price: \$649,000**

**MLS #2265843**

### BUILDING DETAILS

Garage: 0  
 Driveway:  
 Basement:  
 # Bedrooms:  
 # Baths: 1  
 # Kitchens: kitchenette  
 EIK:  
 Dining Room:  
 Den/Fam Room:  
 Office:  
 Attic:  
 Appearance: EXCELLENT  
 Porch:  
 Patio: Yes-Back of Building  
 Deck:  
 WW Carpet:  
 Wood Floors: In office loft  
 Stove:  
 Refrigerator:  
 Washer:  
 Dryer:  
 A/C:  
 Fireplace:  
 Skylight:  
 Water: Public-City  
 Sewer: Public-City  
 Fuel: Gas  
 Heat: Hot Water

### PROPERTY DETAILS

Type: Warehouse  
 Construction: Brick  
 Att/Det: Semi-Detached  
 Stories: 1—w. Office Loft  
 Basement: 0  
 Bldg. Size: 25 x 80 ft  
 Year Built:  
 Living Area-sq.ft.:  
 Fuel: Gas  
 Heat: Hot Water  
 School District:  
 Lot Size: 25 x 100 ft.  
 Block #: 3189  
 Lot #: 32  
 Zoning:  
 Taxes: \$6,000

### INCOME

Total Rent: Annually

### EXPENSES

Water: \$  
 Septic: \$  
 Fuel: \$2,000  
 Electric: \$1,200  
 Maintenance/Repairs: \$  
 Insurance: \$  
 Taxes: \$6,000  
 Miscellaneous: \$240

**Total Annual Expenses \$**

**TOTAL NET INCOME \$**

### Heart of Up & Coming Area on Brooklyn/Queens Border

EXCELLENT Condition-Very Well Maintained Brick Warehouse w. 20' Ceilings-BIG open area with plenty of storage-FULL Bath with shower-Boiler/Utility Room-All units in Good working condition/Boiler=15 yrs. Old-Finished Office Loft space has 2 offices w. Hardwood floors/French door sliders/windows/kitchenette-Surveillance System w. 4 Cameras connected to TV in office-Alarm System-Nice Size Patio/Yard in Back of Building

L Train-Jefferson Street on Corner (Great Transportation options)

