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## Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

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# COMMERCIAL PROPERTY FOR SALE

## NEW LISTING

LID #351353-0043

List Price: \$1,400,000

Ridgewood, NY 11385-2739

### 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: Gas  
 Heat:

### PROPERTY DETAILS

Type: 4 STORES  
 Construction: Brick  
 Att/Det: Attached  
 Stories: 1 +  
 Basement: Yes  
 Bldg. Size: 2 buildings  
 Year Built: 1931  
 Living Area-sq.ft.: 4 Stores  
 Fuel: Gas  
 Heat:  
 School District:  
 Lot Size: 50 x 100 ft.  
 Block #: 3449  
 Lot #: 1  
 Zoning: C4-3A  
 Taxes: \$28,000.00

### INCOME

1st Store: Liquor Store-15yr \$4100  
 2nd Store: Appliance-10yr \$2369  
 3rd Store: Liberty Insurance \$2100  
 4th Store: Clothing Store \$1455

Total Rent: \$10,024    Annually : \$120,288

### EXPENSES

Water: \$ 2,000.00  
 Septic: \$  
 Fuel: \$  
 Electric: \$  
 Maintenance/Repairs: \$  
 Insurance: \$  
 Taxes: \$28,000.00  
 Miscellaneous: \$

Total Annual Expenses \$ 30,000.00

**TOTAL NET INCOME \$ 90,288.00**

Liquor Store: 15 yr lease—13 yrs left ( 0 % taxes )  
 Appliance Store: 10 yr lease—8 yrs left ( 0 % taxes )