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Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road
 Ridgewood, NY 11385

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HOUSE FOR SALE



LID #: 6085-0035
 Ridgewood, NY 11385

List Price: \$2,000,000

PROPERTY DETAILS

Type: 2 Family & Store X 2
 Construction: Brick
 Att/Det: Attached
 Stories: 3
 Basement: Yes-Unfinished
 Bldg. Size: 2 at 20 x 90 ft.
 Year Built: 1930
 Living Area-sq.ft.: 2 at 3,300 each
 Fuel: GAS
 Heat:
 School District: 24
 Lot Size (ft): 2 at 20 x 90 ft.
 Block #: 3538
 Lot #: 50 & 51
 Zoning: R6B
 Taxes: 2 x \$3,964.84
 Insurance:

INCOME

First Floor: Store	\$	\$
2nd:	\$	\$
3rd:	\$	\$
2nd:	\$	\$
3rd:	\$	\$

Total Rent:	Monthly	Annually
	\$	\$

EXPENSES

Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$
Taxes:	\$ 2 x \$4,000
Miscellaneous:	\$

Total Annual Expenses \$

TOTAL NET INCOME \$

BUILDING DETAILS

Garage: No
 Driveway: No
 Basement: Full & Unfinished
 # Bedrooms: 4 x 2 BR
 # Baths: 5
 # Kitchens: 4
 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:

Owner occupies store & will vacate upon sale

4 Apartments

Each has separate heat & hot water units

All are RENTED: Approx. \$800 each and they pay own heat & hot water
 1 will be vacant upon sale

EXCELLENT OPPORTUNITY—EXCELLENT INVESTMENT