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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 #: 6640-0027E
 MLS # 2237512
 Ridgewood, NY 11385

List Price: \$2,000,000

PROPERTY DETAILS

Type: 2 Family & Store X 2
 Construction: Brick
 Att/Det: Attached & Corner
 Stories: 3
 Basement:
 Bldg. Size: 66-38: ?
 66-40: 20.33 x 55 ft.
 Year Built: 1931
 Living Area-sq.ft.: 66-38:
 66-40: 2,248 + 1,107
 Fuel: GAS
 Heat:
 School District: 24
 Lot Size (ft): 66-38:
 66-40: 20.33 x 107.42
 Block #: 3528
 Lot #: 79 & 80
 Zoning: R6B
 Taxes: 66-38: \$4,483.40
 66-40: \$4,649.32
 Insurance: \$2500 x 2

INCOME

First Floor: Store	\$7500 (for rent)
	66-38 66-40
2nd:	\$1200 \$1300(for rent)
3rd:	\$1200 \$1400(for rent)

Total Rent:	Monthly	Annually
	\$12,600	\$151,200

BUILDING DETAILS

Garage: 2
 Driveway: Yes
 Basement: Full & Finished
 # Bedrooms: 3 + 3 + 3 + 3
 # Baths: 6
 # Kitchens: 5
 EIK:
 Dining Room:
 Den/Fam Room:
 Office:
 Attic:
 Appearance: VERY GOOD
 Porch: 66-40-2nd Fl
 Patio: 66-38-yard
 Deck:
 WW Carpet:
 Wood Floors:
 Stove:
 Refrigerator:
 Washer:
 Dryer:
 A/C:
 Fireplace:
 Skylight:
 Water: Public-City
 Sewer: Public-City
 Fuel: Gas
 Heat:

EXPENSES

Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$5,000
Taxes:	\$9,132
Miscellaneous:	\$

Total Annual Expenses \$

TOTAL NET INCOME \$

Basement: Fully Finished & Can be subdivided: BIG ROOMS/Kitchenette/Offices
 Store: Available for Rent: BIG SPACES/NEW storefronts/Use of yard
 4 Apts: **SBOX ROOM APTS/5 RMS EACH**
 66-40 apartments are newly renovated
2 Car Garage on side street entrance

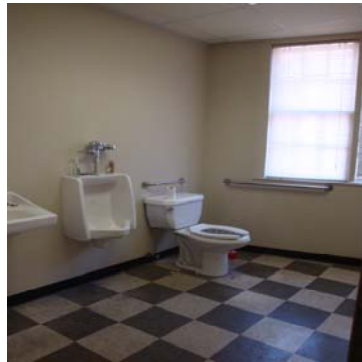
EXCELLENT OPPORTUNITY—EXCELLENT INVESTMENT

MUST SEE!

11/05/09—Office#6640-0027E



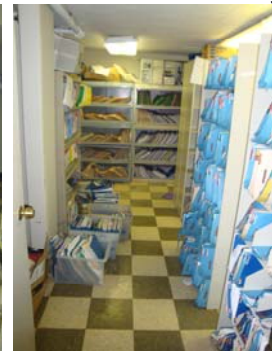
Corner Property w. previous storefront



66-40 1st Fl-store Interior



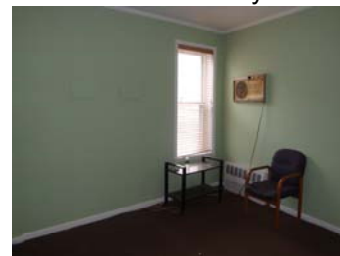
66-38 1st Fl-store Interior w. access to backyard



66-38 & 40 Fully Finished Basement with XL Rooms for Storage/Offices/kitchenette



66-40 3rd Fl Apt-Beautiful Kitchen/SBox Rooms / Recently Renovated



66-40 2nd Fl Apt-Beautiful Kitchen/SBox Rooms / Recently Renovated