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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



Ridgewood, NY 11385

List Price: \$675,000

BUILDING DETAILS

Garage: 0
 Driveway: 0
 Basement: Full
 # Bedrooms: 2 + 2
 # Baths: 2
 # Kitchens: 2
 EIK: 2
 Dining Room:
 Den/Fam Room:
 Office:
 Attic:
 Appearance: VERY GOOD
 Porch:
 Patio:
 Deck:
 WW Carpet:
 Wood Floors:
 Stove:
 Refrigerator: 2
 Washer:
 Dryer:
 A/C:
 Fireplace:
 Skylight: Yes
 Water: Public-City
 Sewer: Public-City
 Fuel: Gas
 Heat:

PROPERTY DETAILS

Type: 2 Family & Store
 Construction: Brick
 Att/Det: Attached & Corner
 Stories: 2
 Basement:
 Bldg. Size: 20 x 95 ft.
 Year Built: 1930
 Living Area-sq.ft.: 3,000
 Fuel: GAS
 Heat:
 School District: 24
 Lot Size (ft): 20 x 95
 Block #: 3628
 Lot #: 54
 Zoning: R6B
 Taxes: \$18,379
 Insurance: \$2,915.11

INCOME

First Floor: Store \$owner occupied
 2nd Fl-2R: \$1100
 2nd Fl-2F: \$ 900
 Total Rent: Monthly Annually
 \$2,000 \$24,000

EXPENSES

Water: \$1017.48
 Septic: \$
 Fuel: \$ 2750.48
 Electric: \$ 507.87
 Maintenance/Repairs: \$
 Insurance: \$2,915.11
 Taxes: \$18,379
 Miscellaneous: \$ 375

Total Annual Expenses \$ 25,944.94

TOTAL NET INCOME \$

Store + 2x 4 Room Apartments

EXCELLENT OPPORTUNITY—EXCELLENT INVESTMENT

MUST SEE!

06/01/10—Matt#8863-0058E