



**Gabriele Kapp**  
 Real Estate Sales Agent  
 718-456-9600 ext. 28  
 gabi@werbarealty.com

## Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road  
 Ridgewood, NY 11385

718-456-9600

www.werbarealty.com

# HOUSE FOR SALE



LID #: 7272-0033  
 Glendale, NY 11385

List Price: \$749,000

### PROPERTY DETAILS

Type: 5 Family & Store  
 Construction: Brick  
 Att/Det: Corner  
 Stories: 3  
 Basement: Yes  
 Bldg. Size: 20 x 100 ft.  
 Year Built: 1930  
 Living Area-sq.ft.: 3,720  
 Fuel:  
 Heat:  
 School District:  
 Lot Size (ft): 20 x 97  
 Block #: 3591  
 Lot #: 29  
 Zoning: R5  
 Taxes: \$7,252.92  
 Insurance:

### INCOME

First Floor: Store VACANT  
 5 1 BR Apartments: ALL VACANT

Total Rent: Monthly Annually

### BUILDING DETAILS

Garage: ? 3 Parking Spaces  
 Driveway:  
 Basement: Yes  
 # Bedrooms: 5 x 1BR  
 # Baths: 5  
 # Kitchens: 5  
 EIK:  
 Dining Room:  
 Den/Fam Room:  
 Office:  
 Attic:  
 Appearance: Needs Gut Renovation  
 Porch:  
 Patio:  
 Deck:  
 WW Carpet:  
 Wood Floors:  
 Stove: None  
 Refrigerator: None  
 Washer:  
 Dryer:  
 A/C:  
 Fireplace:  
 Skylight:  
 Water: Public-City  
 Sewer: Public-City  
 Fuel:  
 Heat:

### EXPENSES

Water: \$  
 Septic: \$  
 Fuel: \$  
 Electric: \$  
 Maintenance/Repairs: \$  
 Insurance: \$  
 Taxes: \$7,252.92  
 Miscellaneous: \$

Total Annual Expenses \$

TOTAL NET INCOME \$

Building needs to be COMPLETELY RENOVATED  
 Building is VACANT

EXCELLENT OPPORTUNITY—EXCELLENT INVESTMENT

MUST SEE!