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## Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

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 Ridgewood, NY 11385

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# COMMERCIAL PROPERTY FOR SALE OR LEASE



LID #: 8414-0041  
 ELMHURST, NY 11373

List Price: \$3,900,000  
 OR  
 Lease: \$15,000 / Month

### PROPERTY DETAILS

Type: Warehouse  
 Construction: Brick  
 Att/Det:  
 Stories: 1  
 Basement:  
 Bldg. Size: 42 x 99.6 ft  
 Year Built: 1950  
 Living Area-sq.ft.: 4,000  
 Fuel:  
 Heat:  
 School District:  
 Lot Size: 42 x 100 ft.  
 Block #:  
 Lot #:  
 Zoning: R6  
 Taxes: \$12,230.72

### INCOME

Total Rent: Annually

### EXPENSES

Water: \$  
 Septic: \$  
 Fuel: \$  
 Electric: \$  
 Maintenance/Repairs: \$  
 Insurance: \$  
 Taxes: \$12,230.72  
 Miscellaneous: \$

Total Annual Expenses \$

TOTAL NET INCOME \$

### 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:  
 Heat:

Ground Level: approximately 4,000+ sf

