



REDUCED PRICE

MIXED USE PROPERTY FOR SALE

6412 Fresh Pond Road
Ridgewood, NY 11385



718-456-9600 / www.werbarealty.com

RIDGEWOOD

LID# 202009296412M

\$1,650,000

**2 RESIDENTIAL UNITS/ 1
COMMERCIAL UNIT**

WR WERBA REALTY
Werba Property Management Since 1965

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PROPERTY CHARACTERISTICS

Appearance: Great
Construction: Brick
Att/Semi-Det/Det: Attached
of Families: 2 Residential Units
of Commercial Units: 1 Commercial Units
of Stories: 3
Basement: Full
Finished Basement: ✓
Fuel: Oil
Heat: Steam
Building Size: 20x55
Int. SF: 3,300 SF
Lot Size: 20x84
Lot SF: 1,701 SF
Year Built: 1931
Zoning: R6B
School District: 24

INCOME

Income Description: Doctor's office is owner occupied. 2nd and 3rd floor tenants: NO leases in place

EXPENSES

Common Charges:
Electric:
Fuel:
Insurance:
Maintenance:
Miscellaneous:
Taxes: \$7,671
Water:
Total Annual Expenses:

ROOMS

of Rooms: 12.00 Rooms
Unit SF:
of Bedrooms: 6 Bedrooms
of Kitchens: 2
Eat in Kitchen: ✓
Kitchen Type: EIK
Total Bathrooms: 3
of Full Bathrooms: 2
of Half Bathrooms: 1
Dining Room: Formal
Den/Family Room:
Auxiliary Rooms:

OUTDOOR SPACE & PARKING

Yard: ✓
Other:
Driveway:
Garage:

APPLIANCES & FLOORING

Stove: 2
Refrigerator: 2
Dishwasher:
Washer:
Dryer:
A/C:
Wood Flooring: ✓
Wall to Wall Carpet:
Linoleum/Tile:

FLOOR DESCRIPTION

Basement/Subfloor: Full Fin Basement Used by Commercial Space
Level 1: Dr.'s Office: Reception, Office, 5 Exam Rms, 1/2 bath, YARD
Level 2: 6 Rm Apt: 3BR, EIK, Liv RM, FDR, Full Bath
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