

CORNER FREE MARKET RIDGEWOOD MIXED-USE BUILDING • 2 APARTMENTS • 1 COMMERCIAL SPACE • 2 GARAGES



# 6817 FOREST AVENUE

CORNER OF 68TH ROAD

- Free market, well-maintained two-family and a store, mixed-use building in Ridgewood.
- The building is **3,360 square feet** and sits on a lot measuring **25.67' x 105.67'**.
- Two **two-bedroom residential units** – front and rear units are **easily convertible to three-bedroom apartments**.
- **1,680 square feet of retail space**.
- **Two garages**.
- The ground floor commercial space comes with **exclusive backyard access** and a **commercial cooking gas line**.
- **Finished basement**.
- This is a **rare opportunity to generate significant passive income in prime Ridgewood**.
- **Actual cap: 5.66%** (with projected vacant rent)
- **Potential cap: 8.38%**

**\$1,800,000**

## RENT ROLL

UNITS	BEDS	ACTUAL	POTENTIAL	LXP
2R	2/1	\$3,500.00 (VACANT PROJECTED)	\$4,000.00	VACANT
2L	2/1	\$1,700.00	\$4,000.00	M2M
STORE		\$4,630.00	\$5,500.00	11/26
GARAGE 1		\$ 300.00	\$ 550.00	M2M
GARAGE 2		\$ 400.00	\$ 550.00	M2M

**Actual Gross Annual Income: \$126,360.00**  
**Potential Gross Annual Income: \$175,200.00**

## EXPENSES APPROXIMATE

Real Estate Taxes:	\$ 7,971.00
Insurance:	\$ 8,400.00
Water/Sewer:	\$ 4,800.00
Electric:	\$ 744.00
Super/Maintenance:	\$ 2,400.00

**TOTAL ANNUAL EXPENSES: \$ 24,315.00**

## INCOME ACTUAL POTENTIAL

**Gross Annual Income \$126,360.00 \$175,200.00**  
**Less Total Expenses \$24,315.00 \$24,315.00**

**NET OPERATING INCOME: \$102,045.00 \$150,885.00**

## LICENSED SALESPERSON

ZACK BRUCE

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BLOCK/LOT	02444-0025
LOT DIMENSION	25.67'x105.67'
LOT SF	1989
STORIES	2
UNITS	2 RES +1 COMM
YEAR BUILT	1910
ZONING	R5B, C1-4
BUILDING DIMENSIONS	25.67' x 70'
BUILDING SF	3,360
FAR	RES 1.35 / FAC 2
ACTUAL CAP RATE	5.66%
POTENTIAL CAP RATE	8.38%



