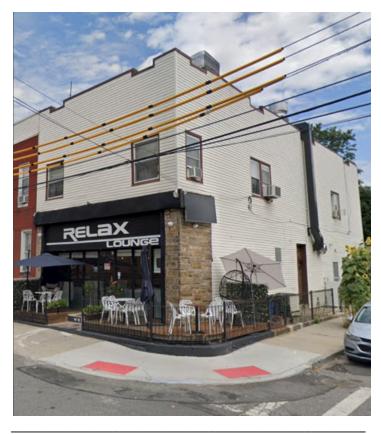
### CORNER FREE MARKET RIDGEWOOD MIXED-USE BUILDING-2 APARTMENTS-1 COMMERCIAL SPACE -2 GARAGES



# **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 F	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

### LICENSED SALESPERSON

**ZACK BRUCE** 

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E- MAIL : ZACK@EVRGREALTY.COM

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%









