

Prime Ridgewood Mixed-Use Investment Opportunity

**Free
Market**

**7 Apartments+
2 Retail Stores**

**Cap Rate
Over 6.6%**

2-97 St Nicholas Ave, Ridgewood, NY 11385

Property Highlights

- 7 Residential Units (3b1b)
All units are Free Market
- 2 Retail Spaces (laundry&coffee)
- Building: 7,260 SF **22*80 ft**
- C2-4 Zoning
- Current Income: \$324K
- Net Income: \$231,651
- Potential Income: \$475K+
- Built 1930
- Prime Location

Asking: \$3.5M (Cap Rate: 6.6%+)

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Contact me for more Information

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Residential Rent Roll

Unit	Status	Monthly Rent	Yearly Rent
1R	Vacant	3,750 (projected)	
2F	Vacant	3,750 (projected)	
2R		3,100	
3F		1,490	
3R		2,167	
4F	Vacant	4,250 (projected)	
4R		1,450	
Total		19,957	239,484

Commercial Rent Roll

Unit	Status	Monthly Rent	Yearly Rent	Lease Period
Store 1		5,543.97	66,527	10/01/25-09/30/26
Store 2	Vacant	1,500 (projected)	18,000	
Total		7,043.97	84,527.64	

Total Gross Income: 324,011.64/Yr

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Expenses(2025)

Name	Amount
R.E. Tax	29,936
Water	12,221
Insurance	15,631
Oil	23,343
Boiler Inspection	250
Fire Department	90
Electric	2,300
Management	4,800
Repairs	3,700
Total	92,361

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Financial Summary

Description	Annual
Residential Income	\$239,484
Commercial Income	\$84,528
Gross Income	\$324,012
Expenses	\$92,361
Net Operating Income (NOI)	231,651

Asking Price: \$3,500,000

Cap Rate: 6.6%+

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