

Prime Ridgewood Mixed-Use Investment Opportunity

Free
Market

7 Apartments+
2 Retail Stores

✓ Cap Rate Over 7%

2-97 St Nicholas Ave, Ridgewood, NY 11385

Property Highlights

- 7 Residential Units (3b1b)
All units are Free Market
- 2 Retail Spaces(1815sqf)
- Building: 7,260 SF **22*80 ft**
- C2-4 Zoning
- Current Income: \$389K
- Net Income: \$297,050
- Potential Income: \$475K+
- Built 1930
- Prime Location

Asking: \$4.2M (Cap Rate: 7%+)

Alice Zhang
Broker | Billion Homes Realty Corp.
917-900-8066
alice@billionhomesrealty.com
www.billionhomesrealty.com



♥ Contact me for more Information