

**BERKSHIRE  
HATHAWAY**

LAFHEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES



MIXED USE BUILDING FOR SALE  
7951 MYRTLE AVE  
GLENDALE | NY

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# PROPERTY SUMMARY

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Berkshire Hathaway Commercial Services is pleased to present **7951 Myrtle Avenue in Glendale**, a well-positioned **two-story mixed-use** property offering a strong **owner-user or investment opportunity** along one of Queens' most traveled corridors.

The property totals **4,315 SF** on a **0.08-acre lot** with **2,100 SF of rentable area** and is **zoned R5B**, allowing for a variety of commercial and residential uses. The building is currently occupied by **Cubur Dental Lab, Flora's Florist, and two residential apartments**, one of which is owner-occupied and will be **delivered vacant** upon sale, along with the dental lab space. The lab is currently equipped with a **furnace** for melting dental impressions which can be utilized for a **variety of uses**. The building also includes a **sizable basement including 10ft ceilings** below the florist that can be used for storage, as well as a **new roof that was renovated around 3 years ago**. The site also features **street parking** in addition to **two private spaces and a two-car garage**, offering convenient access for both tenants and customers.

Located directly across from **Forest Park** and adjacent to **residential housing**, the property combines strong visibility with neighborhood charm. Its strategic location offers **direct access to the Jackie Robinson Parkway** and proximity to local amenities, making it an ideal opportunity for **investors or owner-users** looking for a well-maintained asset in **the heart of Glendale**.

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**7951 MYRTLE AVE  
GLENDALE, NY**

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ASKING PRICE

**\$1,500,000**

## PROPERTY INFORMATION

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BUILDING SIZE  
**4,315 SF**

LOT SIZE  
**0.08 AC**

GLA  
**2,100 SF**

STORIES  
**2**

ZONING  
**R5B**  
*(CLICK HERE FOR  
PERMITTED USES)*

TAXES  
**\$34,250**

PARKING  
**STREET, 2 SPOTS, 2 CAR GARAGE**

PARCEL #  
**03830-0082**

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# PARCEL OVERVIEW

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7951 Myrtle Ave

\*Driveway is an easement

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# PROPERTY VIDEO

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# CLICK HERE

To watch a video showcasing  
this property

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# RENT ROLL

TENANT NAME	SF	ACTUAL MONTHLY RENT ROLL	PROFORMA MONTHLY RENT	PROFORMA ANNUAL RENT	NOTES
FLORA'S FLORIST	915	\$2,300.00	\$3,500.00	\$42,000.00	M-M
CUBUR DENTAL LAB	1,200	\$0.00	\$4,000.00	\$48,000.00	M-M
APARTMENT A (2 BED 1 BATH)	900	\$1,600.00	\$3,000.00	\$36,000.00	M-M
APARTMENT B (2 BED 1 BATH)	900	\$0.00	\$3,000.00	\$36,000.00	M-M
TWO CAR GARAGE (OWNER)	400	\$0.00	\$0.00	\$0.00	
PARKING SPOT 1	N/A	\$200.00	\$200.00	\$2,400.00	
PARKING SPOT 2	N/A	\$100.00	\$200.00	\$2,400.00	
<b>TOTAL</b>	<b>4,315</b>	<b>\$4,200.00</b>	<b>\$13,900.00</b>	<b>\$166,800.00</b>	

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# EXPENSES

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TAXES **\$34,250.00**

INSURANCE **\$4,500.00**

MAINTENANCE **\$5,000.00**

WATER **\$4,000.00\*** *(1 METER FOR ALL)*

**TOTAL EXPENSES: \$47,750.00**

*\*OWNER OCCUPANTS BUSINESS REQUIRED  
HEAVY WATER USE TO COOL DOWN EQUIPMENT*

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**\$1,500,000**

## **INCOME STATEMENT**

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**GROSS RENT RETAIL & APT \$162,000.00**

**GROSS RENT PARKING \$4,800.00**

**TOTAL RENT COLLECTED \$166,800.00**

**EXPENSES \$47,750.00**

**NOI \$119,050.00**

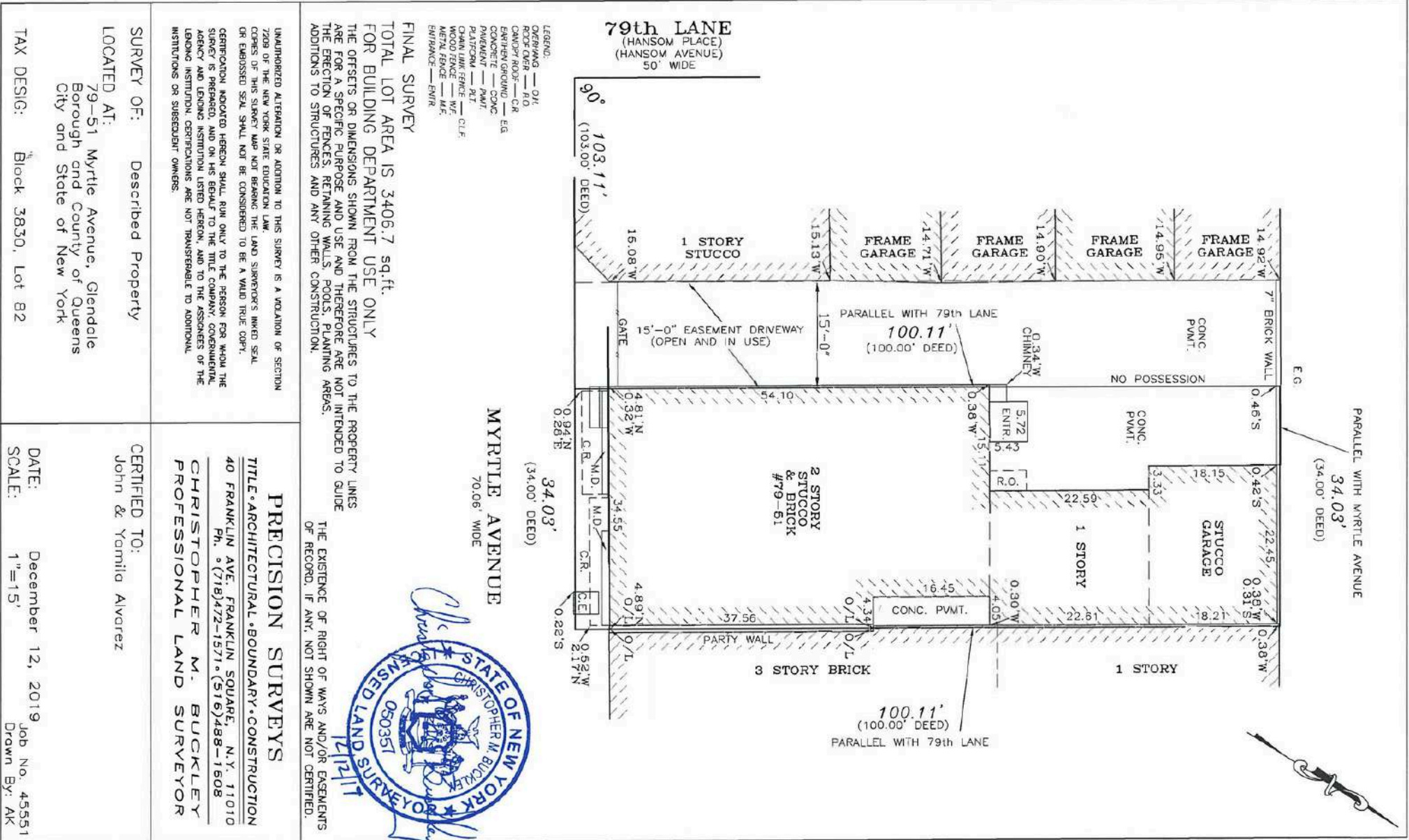
**CAP RATE 7.94%**

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# SURVEY



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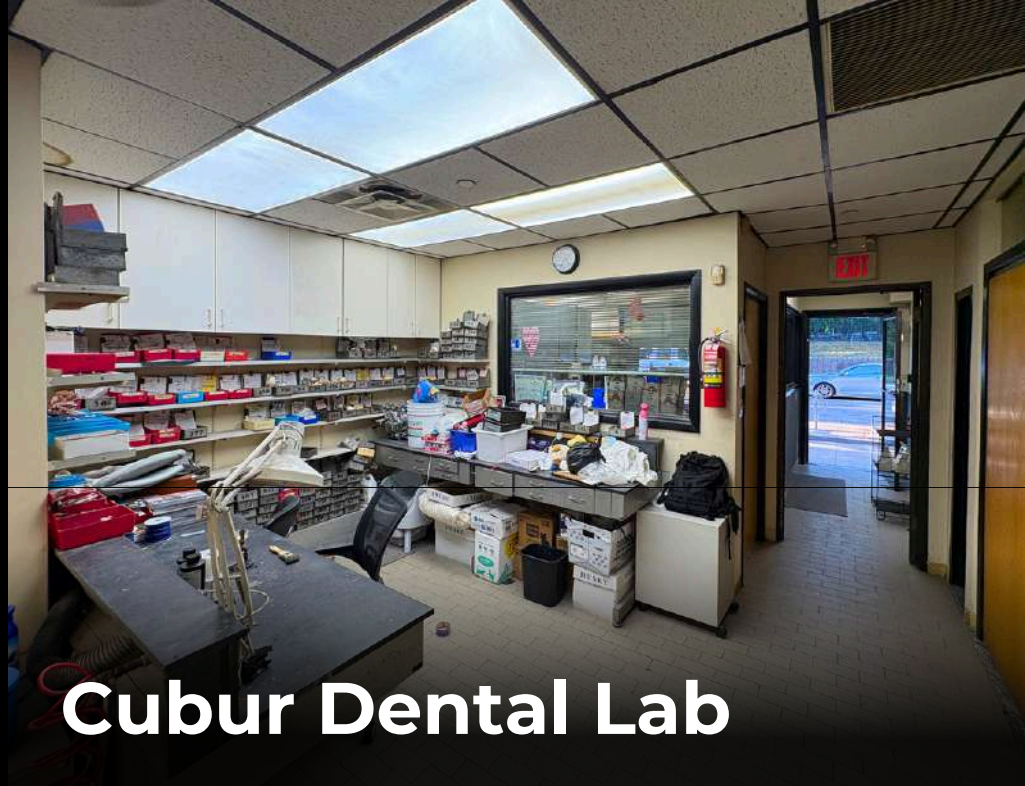
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**Cubur Dental Lab**



**Cubur Dental Lab**



**Flora's Florist**



**Basement/Storage**



**Upstairs Apartment**



**Upstairs Apartment**



**Side Garage**



**Roof Access**



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