

INVESTMENTS-SALES-LEASING
VICTOR WEINBERGER
NYS Licensed RE. Associate
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917-806-7040

REMAX TEAM
EXPERIENCE * KNOWLEDGE * DEDICATION
Over 1,200 Transactions Closed * Top 1% in USA
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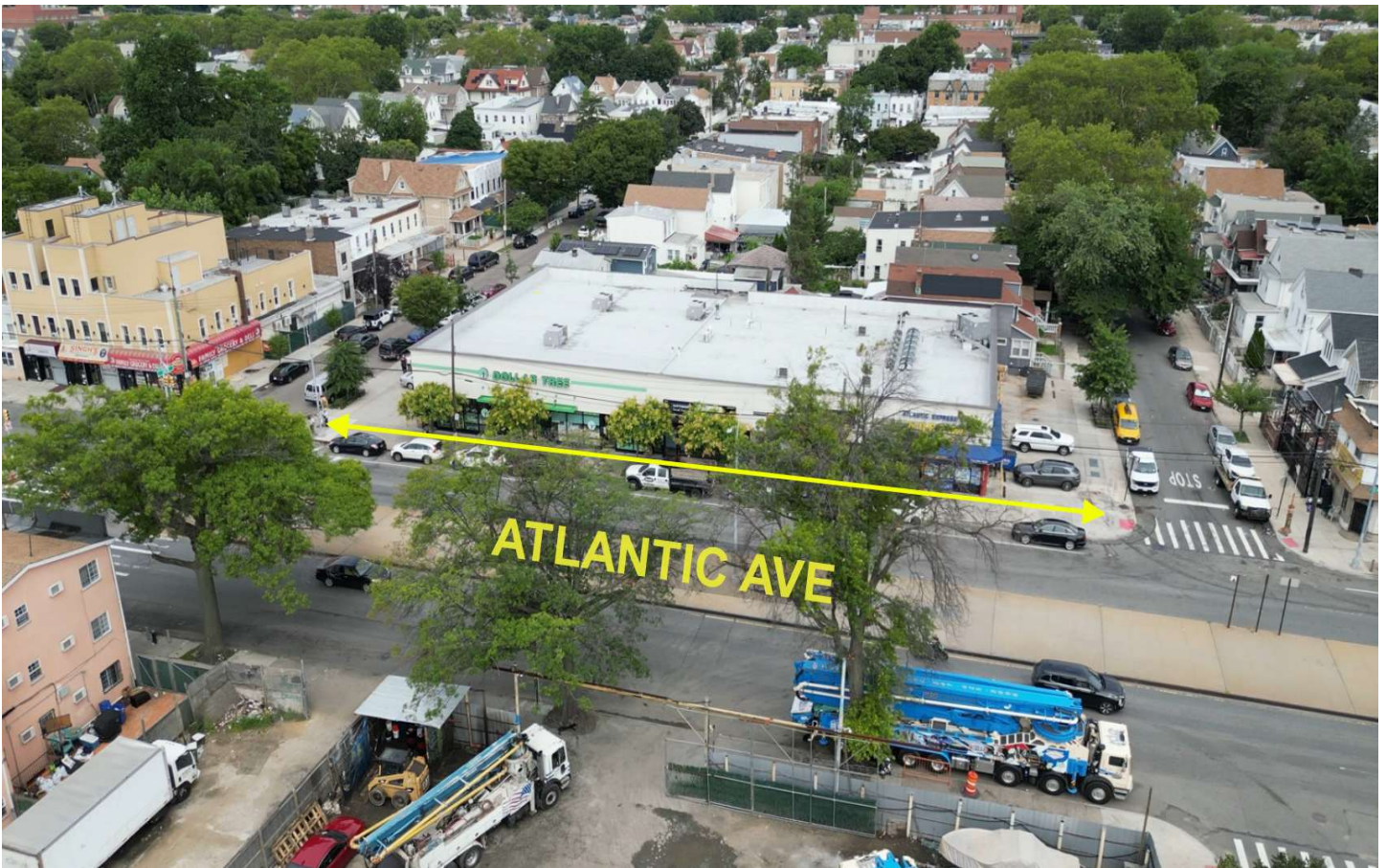
Elite Realty of USA
718-757-0938
Licensed NYS Real Estate Salesperson
E-Mail: Bob4Homes@yahoo.com

105-20 Liberty Ave, Ozone Park, NY 11417
office: 718-551-9800

FOR SALE EXCELLENT TAXPAYER
WITH OVER 45,000 Sq.Ft of Air-Rights
108-01/03 Atlantic Ave, Richmond Hill, NY
Anchored by Dollar Tree and a Super Laundromat



Price: \$9,300,000 (see page 2 for financials) **Property Video:** <https://youtu.be/5sP7aFQI7Ec>



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Address: 108-01/03 Atlantic Avenue, South Richmond Hill, NY 11419**BBL:** City: Queens Block: 9315 Lot: 23**Stories:** 1**Type:** Commercial**Tax Class:** 4**Lot Sq Ft:** 19,491 SF**Building Class:** K1 - ONE STORY RETAIL**Year Built:** 2017**Zoning:** R6A, C2-3**Buildable:** 58,473 SF**INCOME/EXPENSES**

Tenant:	Sq.Ft.	(% Used)	Lease Ends	Annual Rent
Dollar Tree	9,000	60.0%	04-01-2029	\$334,530
Clear Right Laundromat	1,966	13.0%	07-01-2041	\$ 91,776
Pharmacy	983	6.5%	04-01-2031	\$ 48,000
Vacant (former dance school)	983	6.5%	Market Value	\$ 48,000 (projected)
Vacant (former restaurant)	1,966	6.5%	Market Value	\$108,000 (projected)
Total	14,898			\$630,306

Expenses:

R.E Tax	\$70,281.00
Insurance	\$ 8,500.00
<u>CAM (Maintenance)</u>	<u>\$19,930.00</u>
Total Expenses	\$96,711.00

NET OPERATING INCOME WHEN FULLY RENTED: ----- \$533,595.00

PRICE: ----- \$9.3 Million (5.4 Cap)

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OVERVIEW 108-01 (Dollar Tree side Property)

Address

Property address	108-03 Atlantic Ave
Alternate address(es)	108-01 - 108-03 Atlantic Ave
Zip code	11418
Neighborhood	Richmond Hill
Borough	Queens
Block & lot	09315-0030



Property Taxes

Tax class	4
Property tax	\$47,232

Lot

Lot sq. ft.	12,237
Lot dimensions	93 ft x 106.37 ft
Ground elevation	46 ft
Corner lot	No
Lot shape	Irregular

Zoning

Zoning districts	R6A, C2-3
MIH area	No
Zoning map	18a

Building

Property type	One Story Retail Building (K1)
Square feet	7,623
Building dimensions	70 ft x 99 ft
Buildings on lot	1
Stories	1
Roof height	18 ft
Year built	2017

Proximity	Semi-attached
Building material	Masonry
Grade	C

Use

Commercial units	1
Retail sq. ft.	7,623
Certificate(s) of occupancy	Click here

Floor Area Ratio (FAR)

Residential FAR	3
Facility FAR	3
Current FAR	0.62
Max buildable area	36,711 sq. ft.
Current built area	7,587 sq. ft.
Buildable area	29,124 sq. ft.



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OVERVIEW 108-03 (Laundromat side Property)

Address

Property address	108-01 Atlantic Ave
Alternate address(es)	108-05 - 108-13 Atlantic Ave
Zip code	11418
Neighborhood	Richmond Hill
Borough	Queens
Block & lot	09315-0023



Property Taxes

Tax class	4
Property tax	\$33,906

Lot

Lot sq. ft.	7,254
Lot dimensions	107 ft x 68.18 ft
Ground elevation	46 ft
Corner lot	NW
Lot shape	Irregular

Zoning

Zoning districts	R6A, C2-3
MIH area	No
Zoning map	18a

Building

Property type	One Story Retail Building (K1)
Square feet	5,780
Buildings on lot	1
Stories	1
Roof height	18 ft
Year built	2017

Proximity

Freestanding	
Building material	Masonry
Grade	C

Use

Commercial units	1
Retail sq. ft.	5,780
Certificate(s) of occupancy	Click here
CO issue date	10/03/2018
CO type	Final

Floor Area Ratio (FAR)

Residential FAR	3
Facility FAR	3
Current FAR	0.80
Max buildable area	21,762 sq. ft.
Current built area	5,803 sq. ft.
Buildable area	15,959 sq. ft.



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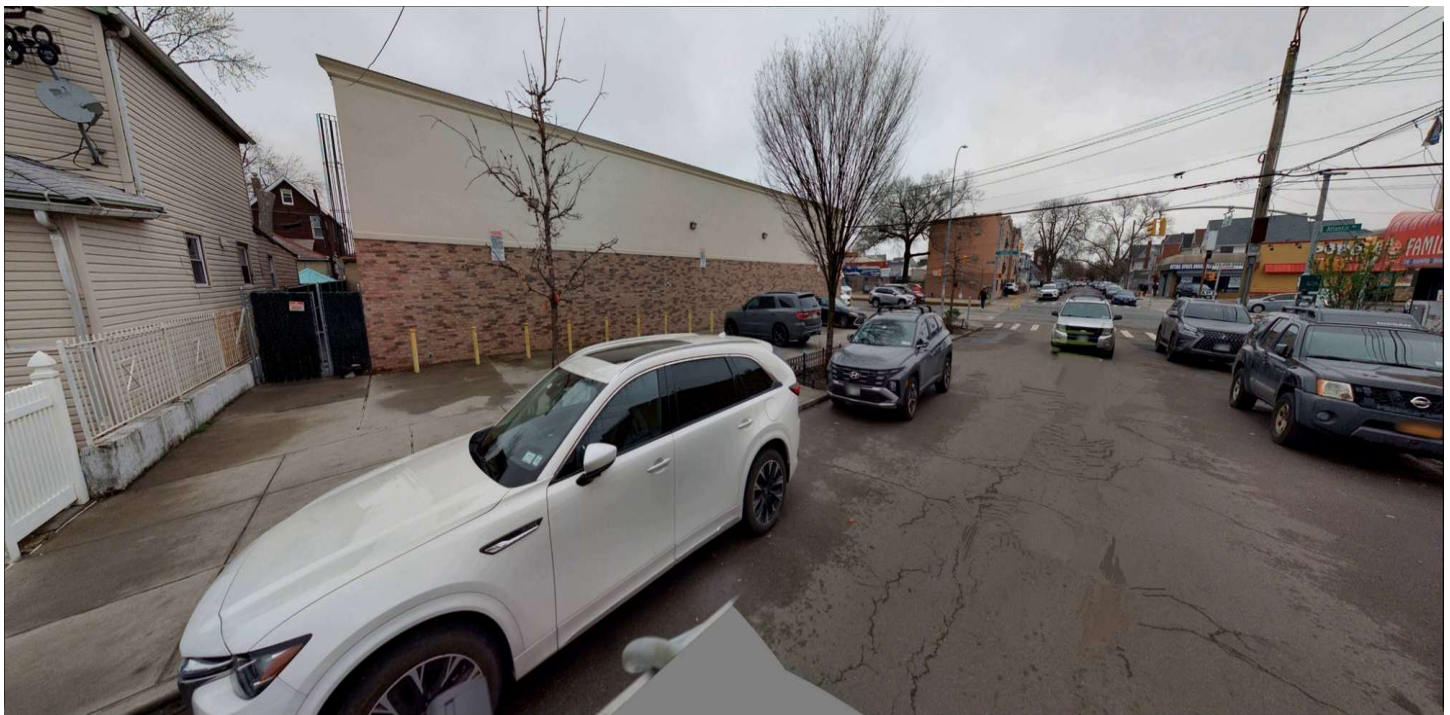
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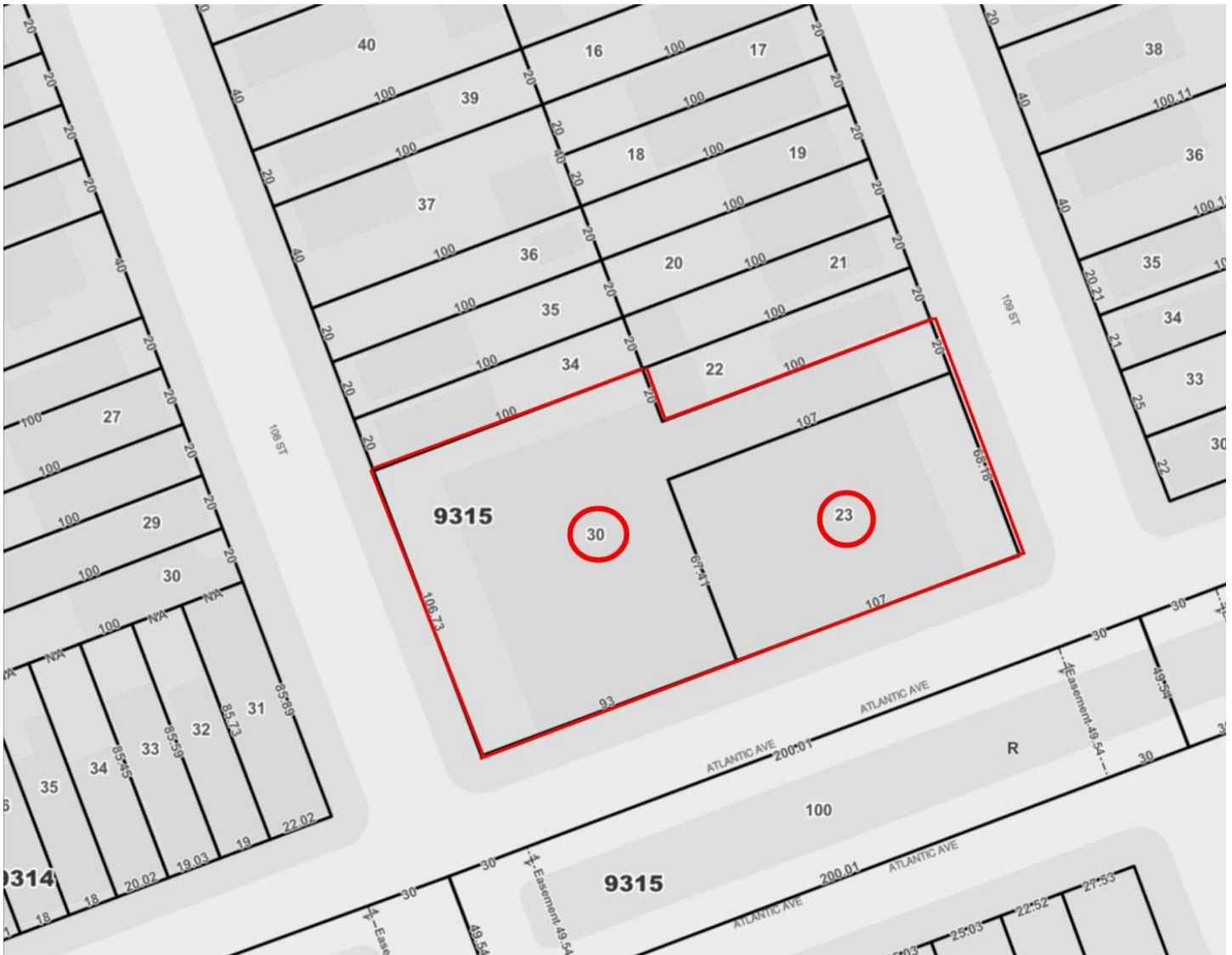
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TAX MAP



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