

71-28 & 71-30 Cooper Avenue – For Sale

Glendale, Queens, NY 11385

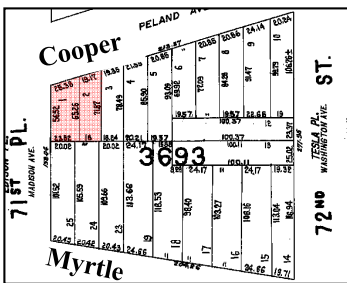
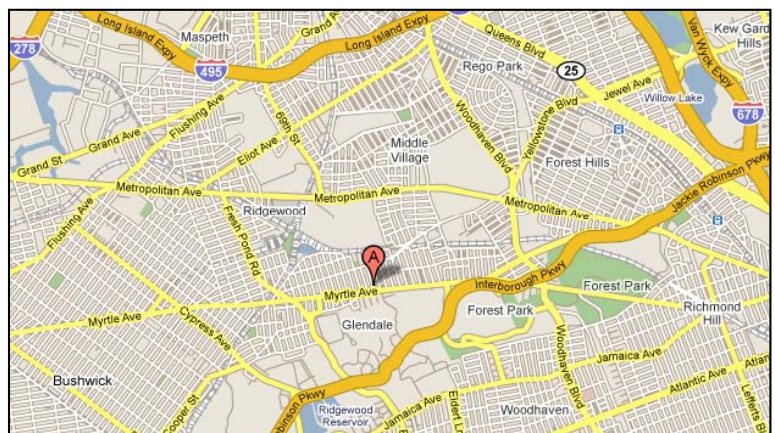
Mixed-Use



Location: S.E corner of Cooper & 71st Pl.
 Block: 3693
 Lots: 1 & 2
 Combined Lot Size: 44.5' x 71.8' (Approx./Irr.)
 Combined Lot SF: 2,685 (Approx./Irr.)
 Combined Bldg Size: 44.5' x 71.8' (Approx./Irr.)
 Combined Bldg SF: 5,108 (Approx./Irr.)
 Zoning: R4-1/C2-3 (FAR: 1.0)
 Combined Assemnt: \$44,160 (09/10)
 Combined Tax: \$7,152 (09/10)

Description:

- Two, 2 story mixed-use buildings offered as a package
- Corner location provides great business exposure w/ +115' of retail frontage
- Currently consists of two apartments over combined retail
- Independently metered utilities, renovated apts., new boiler & roof
- Home to "Von Westernhagen's" Bar & Restaurant
- Currently owner/occupied; to be delivered vacant
- Layout includes renovated commercial grade kitchen, walk-in refrigerator, bar and dining room (164 person capacity)
- Valid liquor license, public assembly & Cert. of Occupancy in place
- Strategically located along Myrtle Ave Corridor between the Jackie Robinson Pkwy and LIE
- Location is accessible from Long Island, Brooklyn & Manhattan
- Local mass transportation includes: B38, Express Q24 to Downtown & Midtown, and the M-train at Fresh Pond Road



Sale Price:
\$900,000

PROJECTED RENT ROLL					Rental Income	
Floor	Use	Lease Exp.	Sq. Ft.	P.P.S.F	Monthly	Annual
Basement	Restaurant	None	2,683	\$0	\$0	\$0
1	Restaurant	None	2,683	\$20	\$4,400	\$52,800
*2_71-28	2 Bedroom	Month-to-Month	1,450	\$10	\$1,250	\$15,000
2_71-30	2 Bedroom	Month-to-Month	975	\$14	\$1,100	\$13,200
Total:			5,108		\$6,750	\$81,000

** Corner building; residential unit has central A/C and private washer & dryer*

For Further Information, Please Contact Exclusive Sales Team:

Michael Annunziata
 Managing Director
 718-687-4202

Stephen Safina
 Associate Director
 718-687-4204

WWW.CPEXRE.COM

CPEX Real Estate | 350 Livingston Street, 1st Fl | Brooklyn, NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be immediately verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, EXPENSES, RENT ROLLS, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.