



98-18 Rockaway Beach Blvd Far Rockaway, NY 11694

\$3,750,000

MIXED-USE BUILDING FOR SALE

Property Highlights

- Cash-Flowing Mixed-Use Building with upside
- Steps from the entrance to the train at Beach 98th Street
- Walking distance to the Rockaway NYC Ferry Stop
- One block from the Boardwalk Concessions at Beach 98th Street
- Over 3,000 SF of vacant commercial space
- Recently renovated and well maintained
- Major capital improvements include: roof, electrical service, boiler, hot water heaters, gas, facade work & structural work

Property Facts

ADDRESS	98-18 Rockaway Beach Blvd, Far Rockaway, NY 11694
BLOCK LOT	16154_101
LOCATION	Rockaway Beach
LOT DIMENSIONS	50.26' x 120.63'
LOT SIZE	6,063 SF
BUILDING CLASS	C7
BUILDING DIMENSIONS	50.26' x 120.63'
BUILDING SIZE	13,099 SF
COMMERCIAL SF	6,063 SF
RESIDENTIAL SF	4,036 SF
FLOORS	3
ZONING	R4-1, C1-3
FAR	0.9

Financials

REVENUE

ANNUAL RENTAL INCOME	\$320,592
COMMERCIAL INCOME	\$165,216
RESIDENTIAL INCOME	\$135,600
MISCELLANEOUS INCOME	\$19,766

For Further Information, Please Contact Exclusive Leasing Team:

Brian T. Leary | 718.687.4200 | bleary@cpexre.com **Sean Sears** | 718.687.4227 | ssears@cpexre.com



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. It is strongly urged that the prospective tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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EFFECTIVE GROSS INCOME (EGI)	\$310,974
EXPENSES	
REAL ESTATE TAXES	\$57,499
INSURANCE	\$13,000
WATER/SEWER	\$4,800
HEAT/HOT WATER	\$10,000
ELECTRIC	\$500
REPAIRS/MAINTENANCE	\$5,500
UTILITIES	\$500
MANAGEMENT FEES	\$5,500
VACANCY & COLLECTION	\$9,618
TOTAL EXPENSES	\$96,799
SUMMARY	
EFFECTIVE GROSS INCOME (EGI)	\$310,974
EXPENSES	\$96,799
NET OPERATING INCOME (NOI)	\$214,175

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