

FOR SALE

93-02 95<sup>th</sup> Avenue, Ozone Park, NY 11416

Free Market Renovated Mixed Use Ozone Park Property

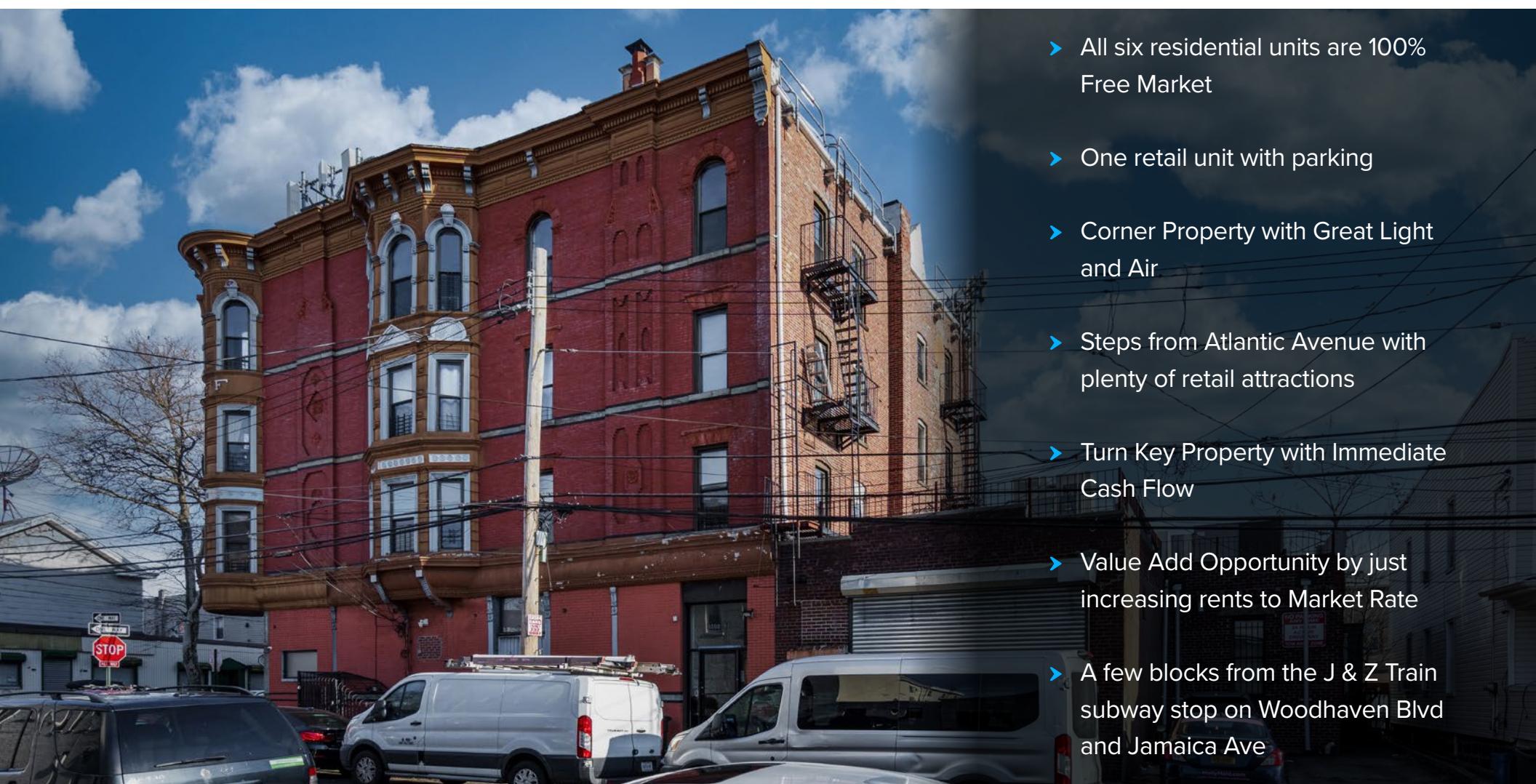
Ariel  
GREA Partner



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**Ariela**  
GREA Partner



- All six residential units are 100% Free Market
- One retail unit with parking
- Corner Property with Great Light and Air
- Steps from Atlantic Avenue with plenty of retail attractions
- Turn Key Property with Immediate Cash Flow
- Value Add Opportunity by just increasing rents to Market Rate
- A few blocks from the J & Z Train subway stop on Woodhaven Blvd and Jamaica Ave

Asking Price: \$4,500,000 | \$344 / \$/SF | \$642,857 / \$/Unit | 6.08% / Cap Rate | 11.82 / GRM

Exclusively Represented By  
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## Property Information

Block / Lot	9036 / 1
Lot Dimensions	50.08' x 100.1'
Lot Sq. Ft.	5,000
Building Dimensions	50' x 60'
Stories	4
Residential Units	6
Commercial Units	1
Total Units	7
Building Sq. Ft.	13,096
Zoning	R5 / C1-3
FAR	1.50
Buildable Sq. Ft.	7,500
Air Rights Sq. Ft.	None
Tax Class	1
Assessment (25/26)	\$315,900
Real Estate Taxes (25/26)	\$39,295

\*All square footage/buildable area calculations are approximate

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## Interior Photos



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## Financial Summary

Scheduled Residential Income:	\$241,738
Scheduled Commercial Income:	\$139,113
Scheduled Annual Income:	\$380,851
Less Residential Vacancy Rate Reserve (3.00%):	(\$7,252)
Less Commercial Vacancy Rate Reserve (7.00%):	(\$9,738)
Gross Operating Income:	\$363,861
Less Expenses:	(\$90,299)
<b>Net Operating Income:</b>	<b>\$273,562</b>
	<b>6.08% Cap Rate</b>

## Expenses (Actual\*/Projected)

Real Estate Taxes (25/26)*	\$39,295	Electric	\$3,929
Commercial Tax reimbursement	(\$3,757)	Repairs & Maintenance	\$4,500
Water & Sewer*	\$7,500	Payroll	\$5,000
Insurance	\$9,800	Legal/Miscellaneous	\$7,277
Fuel*	\$2,200	Management	\$14,554
<b>Gross Operating Expenses:</b>	<b>\$90,299</b>		

## Scheduled Income

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
3 BR	1	\$3,420	\$3,420	\$41,040
4 BR	5	\$3,345	\$16,725	\$200,698
Office	1	\$11,593	\$11,593	\$139,113
<b>Total Income:</b>			<b>\$31,738</b>	<b>\$380,851</b>

## Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	6	\$3,357	\$20,145	\$241,738
Office	1	\$11,593	\$11,593	\$139,113
<b>Total Income:</b>			<b>\$31,738</b>	<b>\$380,851</b>

FOR FULL RENT ROLL CLICK HERE

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Ozone Park is a residential neighborhood in southwestern Queens, New York City, known for its quiet, suburban feel within the city. It's a diverse, family-oriented area with tree-lined streets, affordable housing compared to Manhattan, and good transit access via the A train, making it a convenient place to live while staying connected to the rest of NYC.

## Transportation Score



86

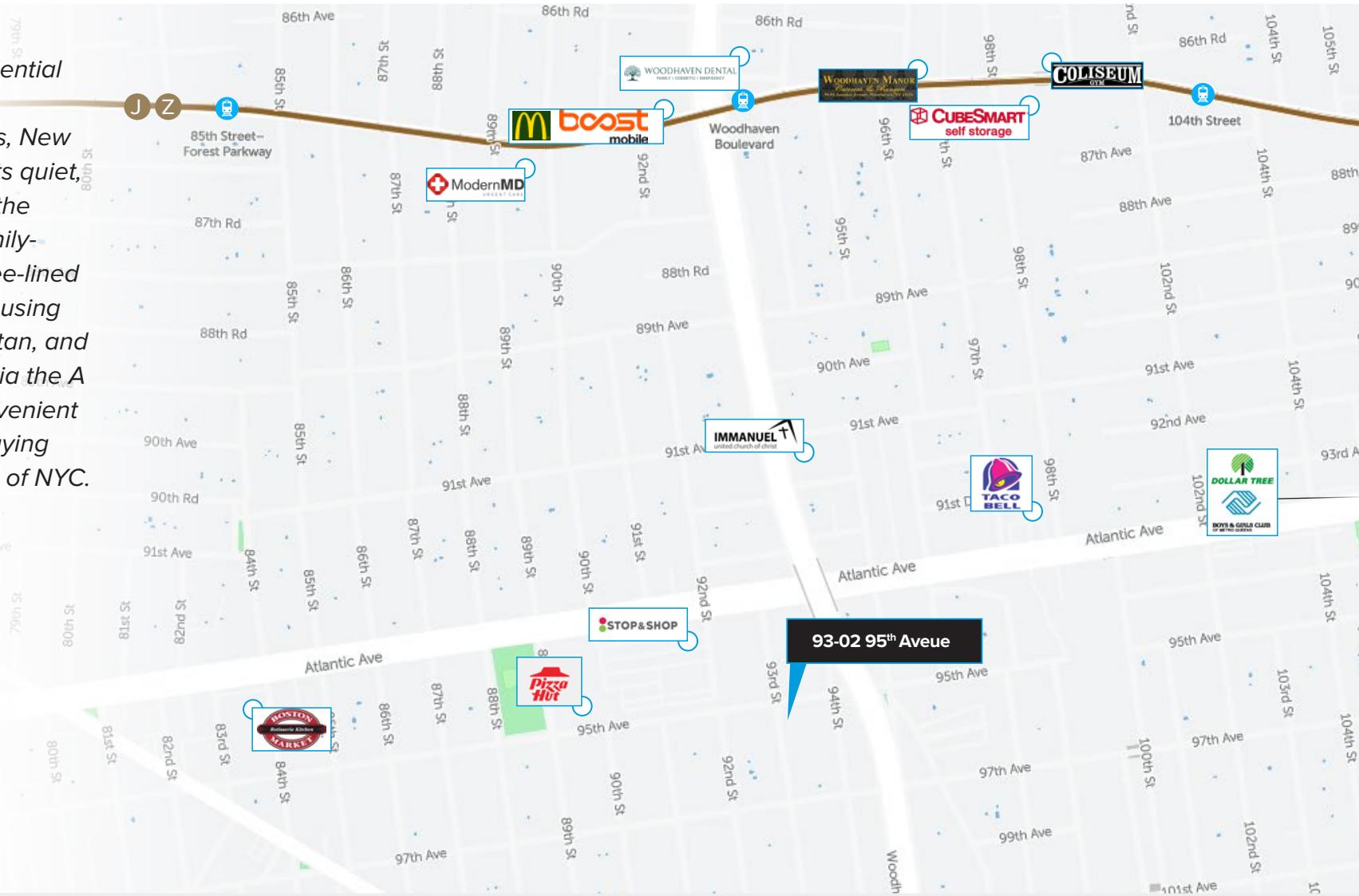
Excellent Transit



80

Very Walkable

[Visit Walk Score Website →](#)



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