

FOR SALE

93-02 95th Avenue, Ozone Park, NY 11416

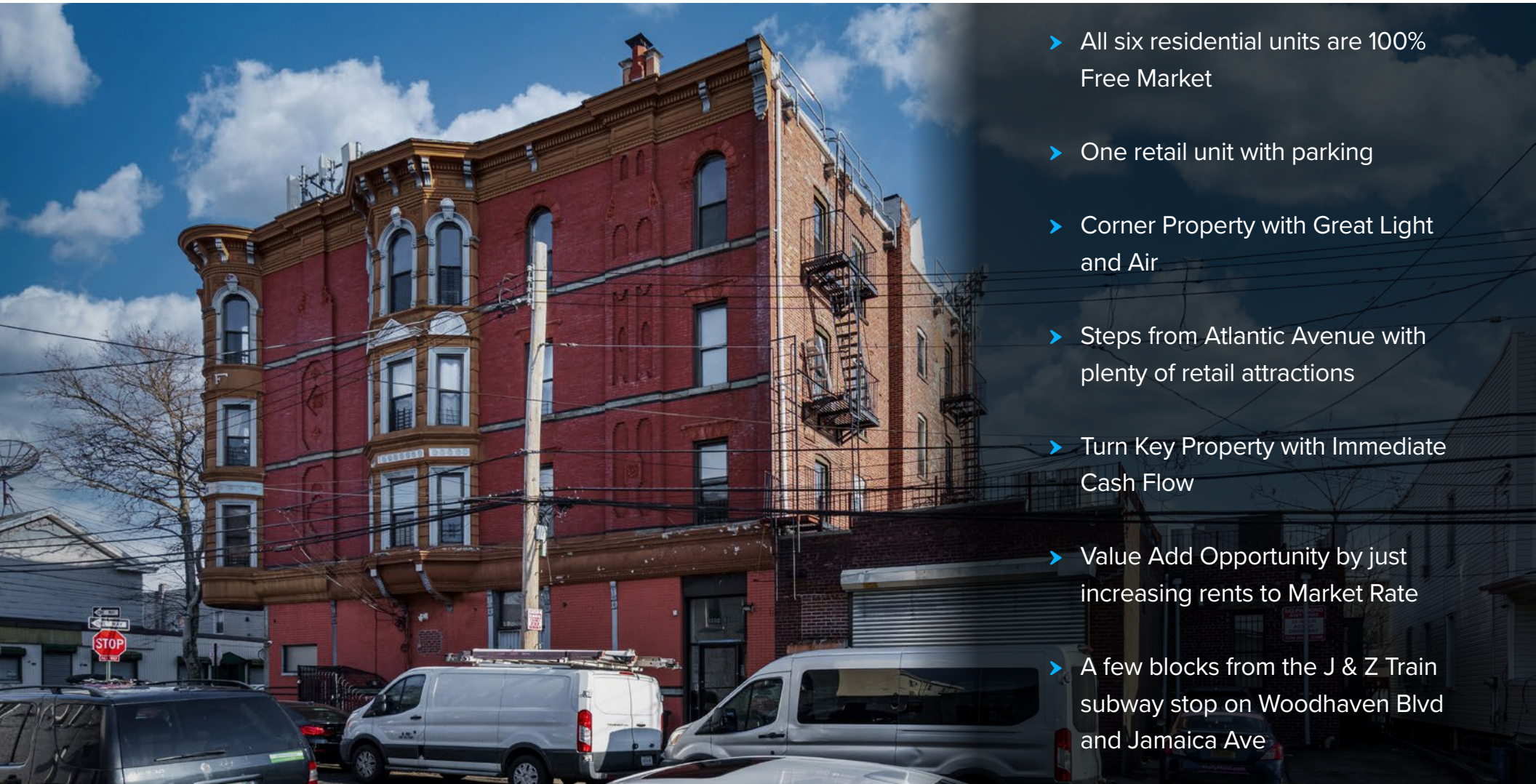
Free Market Renovated Mixed Use Ozone Park Property

Ariel
GREM Partner



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- 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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For Financing
Information:

Steven Trow x305
strow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. January 13, 2026 2:37 pm

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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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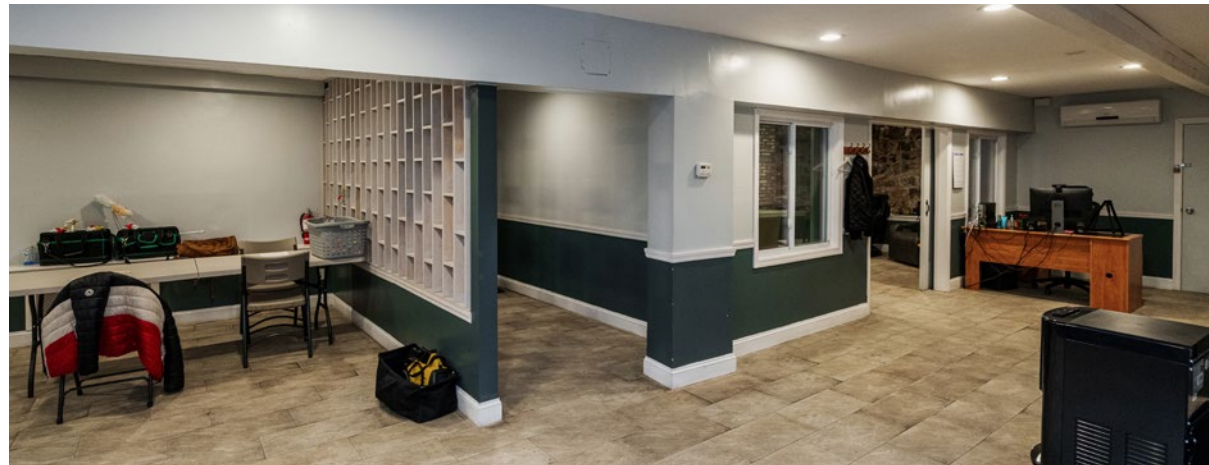
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Interior Photos



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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)	37% of SGI
Net Operating Income:	\$273,562	6.08% Cap Rate

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
Gross Operating Expenses:	\$90,299		

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
Total Income:			\$31,738	\$380,851

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
Total Income:			\$31,738	\$380,851

[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

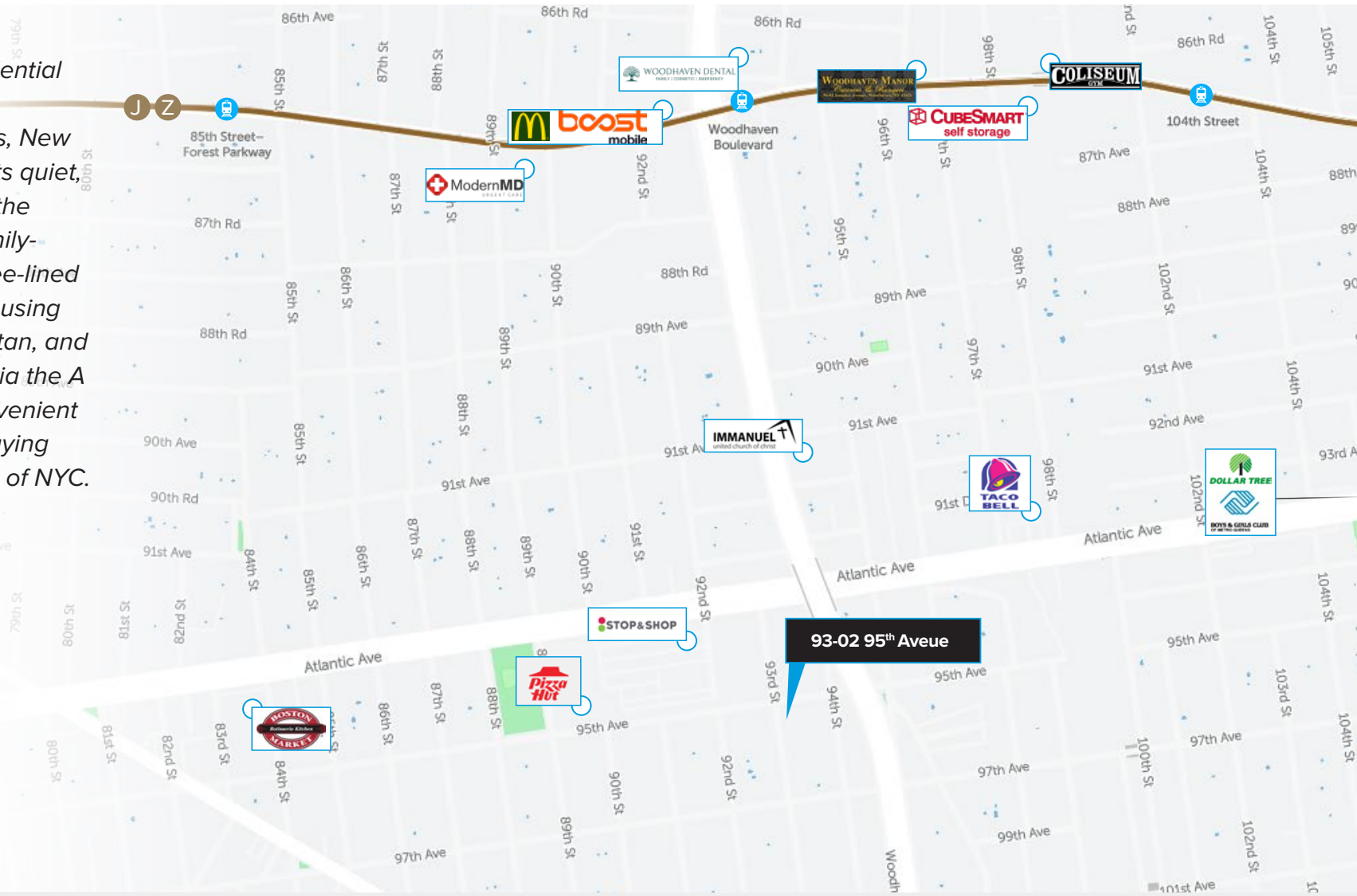


86
Excellent Transit



80
Very Walkable

[Visit Walk Score Website](#) →



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