

69-63 75th Street Middle Village, NY 11379

www.kaplonbelo.com



Mixed Use Industrial/Residential Building for Sale

PROPERTY

Lot Size: 5,000 sqft (50' x 100')

Total Building Size: 6,350 SqFt

Warehouse/Office: 2,750 SqFt

Apartments: 6 Two Bedroom Units

Block/Lot: 3794/68

Zoning: R4

RE Taxes (22/23): \$42,816
Asking Price: Upon Request



Listing subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Dimensions are approximate.

Exclusive Agent · Matthew Kaplon

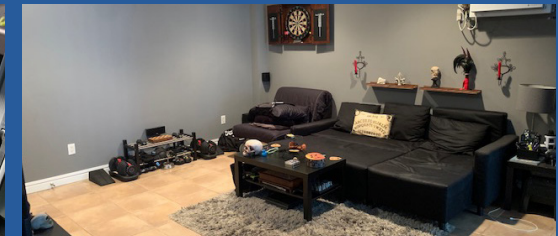
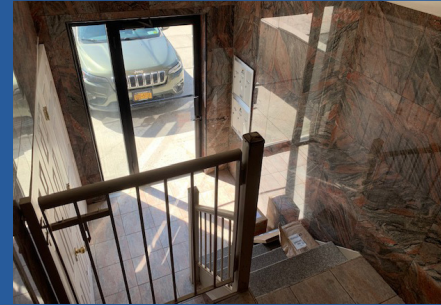
(718) 392-3456 x 116 · mk@kaplonbelo.com

WAREHOUSE



2,750 SqFt
Drive In Garage Door (11')
13' Ceilings
200 Amp Electric
Wet Sprinkler System
Gas Heat
Parking Spot - One Truck or Two Cars

APARTMENTS



Six Free Market Units
Two Bedroom, One Bathroom
Outdoor Balconies
Parking - Three Spots

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CURRENT INCOME

Unit	Monthly Rent	Annual Rent	Lease Expiration
Warehouse/Office	\$0.00	\$0.00	-
Apt 2A	\$1,925.00	\$23,100.00	1/1/23
Apt 2B	\$1,925.00	\$23,100.00	9/1/24
Apt 2C	\$1,925.00	\$23,100.00	9/1/24
Apt 3A	\$1,925.00	\$23,100.00	1/1/23
Apt 3B	\$0.00	\$0.00	-
Apt 3C	\$1,925.00	\$23,100.00	1/1/23
Total Current Income	\$9,625.00	\$115,500.00	

ESTIMATED INCOME

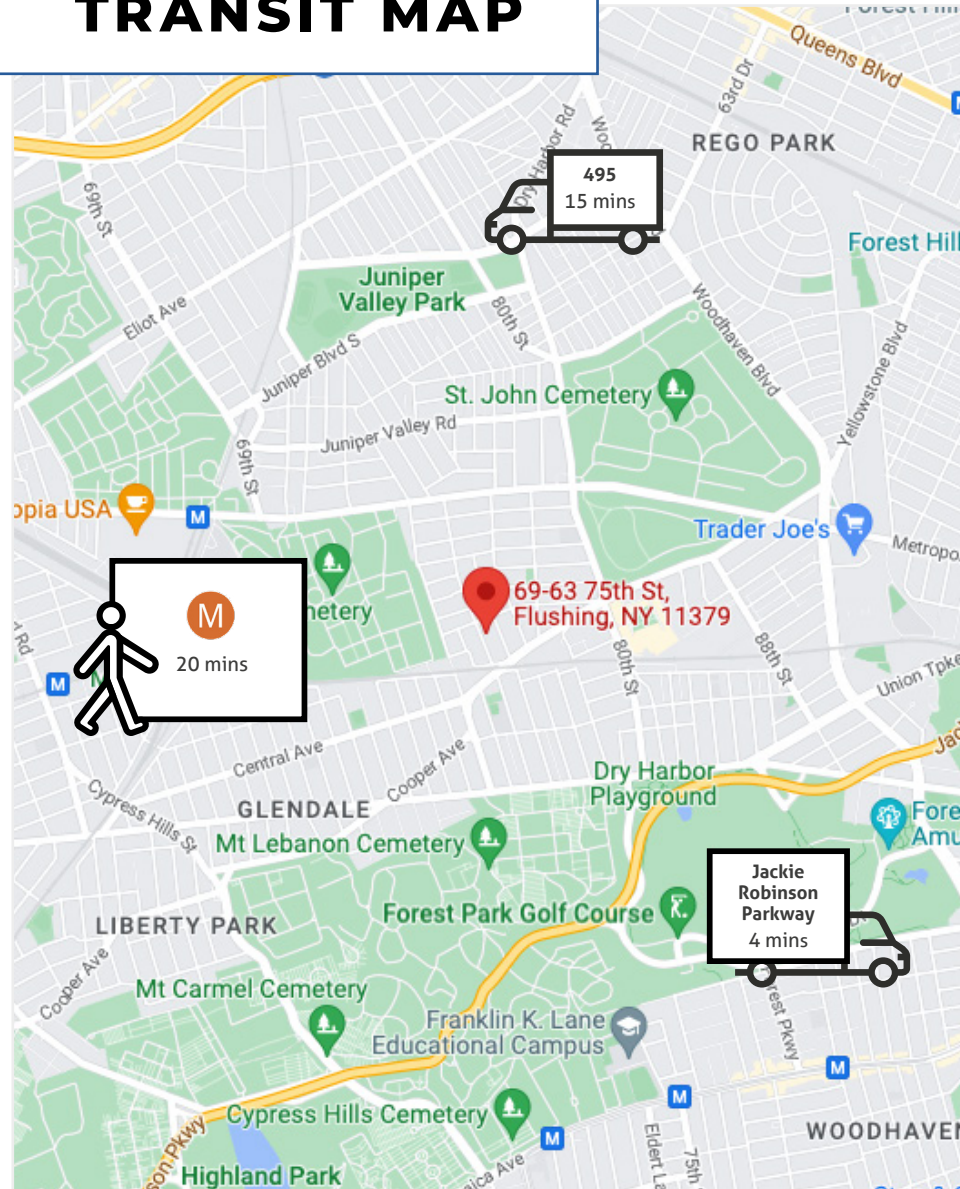
Unit	Monthly Rent	Annual Rent
Warehouse/Office	\$5,750.00	\$69,000.00
Apt 2A	\$2,100.00	\$25,200.00
Apt 2B	\$2,100.00	\$25,200.00
Apt 2C	\$2,100.00	\$25,200.00
Apt 3A	\$2,100.00	\$25,200.00
Apt 3B	\$2,100.00	\$25,200.00
Apt 3C	\$2,100.00	\$25,200.00
Total Projected Income	\$18,350.00	\$220,200.00

EXPENSES

Expenses	Annually
Real Estate Taxes (21/22)	\$42,816.00
Insurance	\$6,000.00
Water & Sewer	\$2,500.00
Heat	\$5,000.00
Electric	\$500.00
Maintenance	\$2,000.00
Total Expenses:	\$58,816.00
Projected Net Operating Income	\$161,384.00

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TRANSIT MAP



TAX MAP



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 1 of 2

CO Number: 402144176F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Queens Address: 69-63 75 STREET Building Identification Number (BIN): 4092118		Block Number: 03794 Lot Number(s): 68 Building Type: Altered	Certificate Type: Final Effective Date: 04/21/2008
For zoning lot metes & bounds, please see BISWeb.			
B. Construction classification: 1-C Building Occupancy Group classification: D-2 Multiple Dwelling Law Classification: HACA		Number of stories: 3 Height in feet: 30 Number of dwelling units: 6	
C. Fire Protection Equipment: None associated with this filing.			
D. Type and number of open spaces: Parking spaces (2), Parking (306 square feet)			
E. This Certificate is issued with the following legal limitations: None			
Borough Comments: None			

Borough Commissioner

Commissioner

B Form 54 (Revised 03/05)

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number: 402144176F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
BAS	5	OG		J-2		16	WAREHOUSE STORAGE AND ACCESSORY OFFICES
BAS		OG		D-2		2	RESIDENTIAL PARKING FOR THREE(3) CARS
OSP		OG		J-2		2	RESIDENTIAL PARKING FOR TWO(2) CARS
001	40	9	9	J-2	3	2	RESIDENTIAL APARTMENTS
002	40	9	9	J-2	3	2	RESIDENTIAL APARTMENTS
END OF SECTION							

Borough Commissioner

Commissioner

B Form 54 (Revised 03/05)

END OF DOCUMENT

402144176/000 4/21/2008 10:44:36 AM

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REF. NO.: Q3794-003

MAP OF PROPERTY AT
MIDDLE VILLAGE
QUEENS COUNTY, N.Y.
SURVEYED: DECEMBER 20, 2007- FINAL

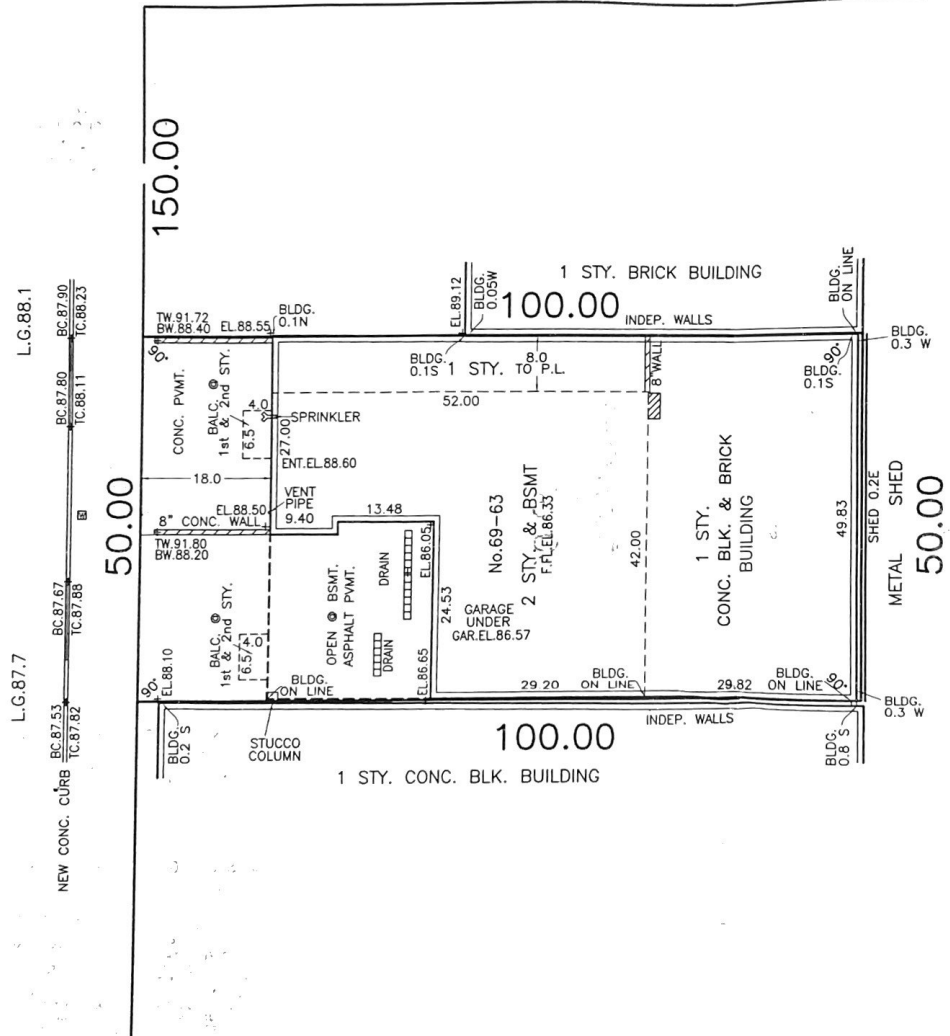
Joseph Nicoletti
JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

STREET

(HINMAN ST.)
(50' WIDE)

75th

69th (MARKET ST.)
(50' WIDE) **ROAD**



LEGEND:

- P.R. C.C. PED. RAMP, CURB CUT
- GAS, WATER VALVES
- L.G. LEGAL GRADE
- P.L. PROPERTY LINE
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB
- T.W. TOP OF WALL
- B.W. BOTTOM OF WALL

NOTE:

ELEVATIONS AND LEGAL GRADES SHOWN
HEREON REFER TO THE BOROUGH OF
QUEENS DATUM WHICH IS 2.725 FEET ABOVE
COAST AND GEODETIC SURVEY DATUM.

TAX SEC.: 20 TAX BLOCK: 3794 TAX LOT(S): 68
SCALE: 1"=16' DRAWN BY: A.P.

THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.
ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS/HERSELF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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