



113-01 / 113-03 14th Rd.  
Two 3 Family Homes / 6 Two Bedroom Units



113-01 14th Rd.  
Lot: 21  
50' x 100'  
1st Floor \$1,200 PM  
2nd Floor \$1,200 PM  
3rd Floor \$600 PM (Rent Stabilized)

113-03 14th Rd.  
Lot: 21  
50' x 100'  
1st Floor \$1,350 PM  
2nd Floor \$1,350 PM  
3rd Floor \$1,450 PM

Taxes: \$23,265  
Gross: \$85,800 PA  
NOI: \$62,535



REAR VIEW

23-48 68th St., Astoria, NY 11103 Phone (347) 730-5499 Cell (718) 216-6626

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.



113-07 14th Rd.  
3 Family Home / 2 Bedroom Units, Eat in Kitchen, Living Room



Lot: 19  
50' x 100'

\*\*\*1st Floor currently used as commercial office / delivered vacant\*\*\*

2nd Floor \$1,500 PM

3rd Floor \$1,850 PM

Taxes: \$6,334  
Gross: \$40,200 PA  
NOI: \$33,866 PA



REAR VIEW

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113-09 / 113-11 14th Rd.  
Two 3 Family Homes / 6 Two Bedroom Units



113-09 14th Rd.  
Lot: 18  
25' x 100'  
1st Floor \$1,600 PM  
2nd Floor \$1,300 PM  
3rd Floor \$1,150 PM

113-11 14th Rd.  
Lot: 17  
25' x 100'  
1st Floor \$1,000 PM  
2nd Floor \$1,200 PM  
3rd Floor \$1,300 PM

Taxes: \$10,127  
Gross: \$90,600 PA  
NOI: \$80,473



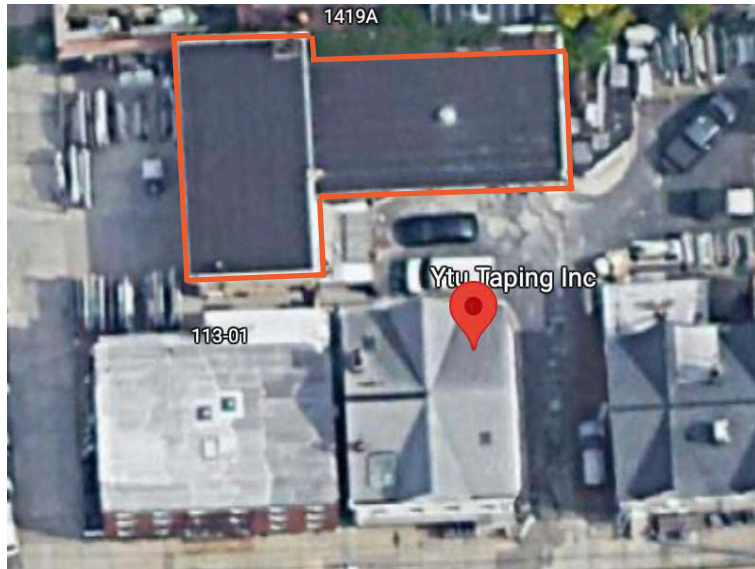
**REAR VIEW**

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# 2,500 SF Warehouse

113th Street View



- 2 Drive in Doors
- 1 Potential Loading Dock
- 11.7' - 16.8' Ceiling
- 300 Amps
- Delivered Vacant

14th Road View



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# 6,500 SF of Land

113th Street View



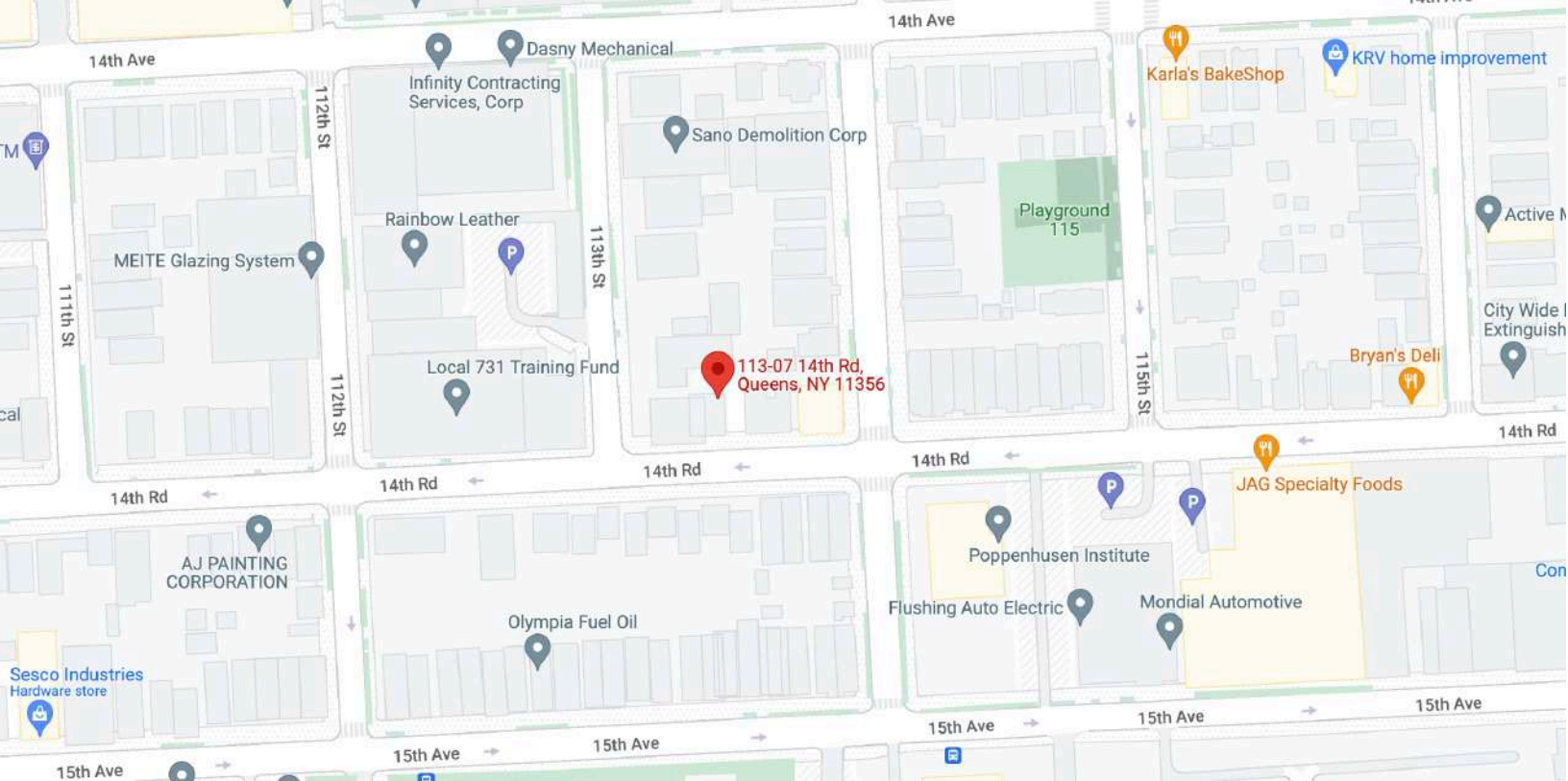
# 14th Road View



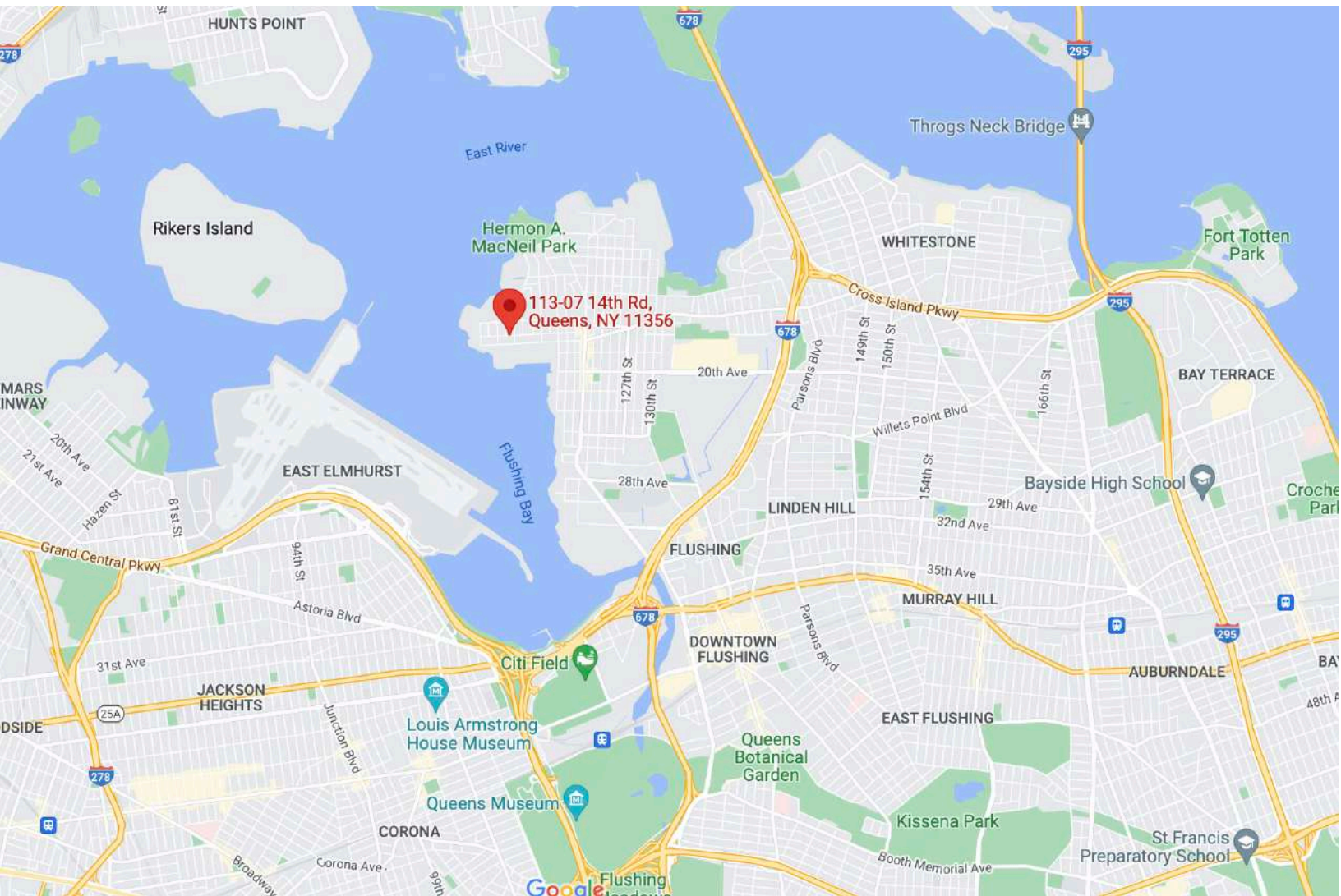
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**WHITESTONE BRIDGE - LaGUARDIA AIRPORT - L.I.E. - CROSS ISLAND - COLLEGE POINT BLVD**



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# WAREHOUSE C OF O



## Certificate of Occupancy

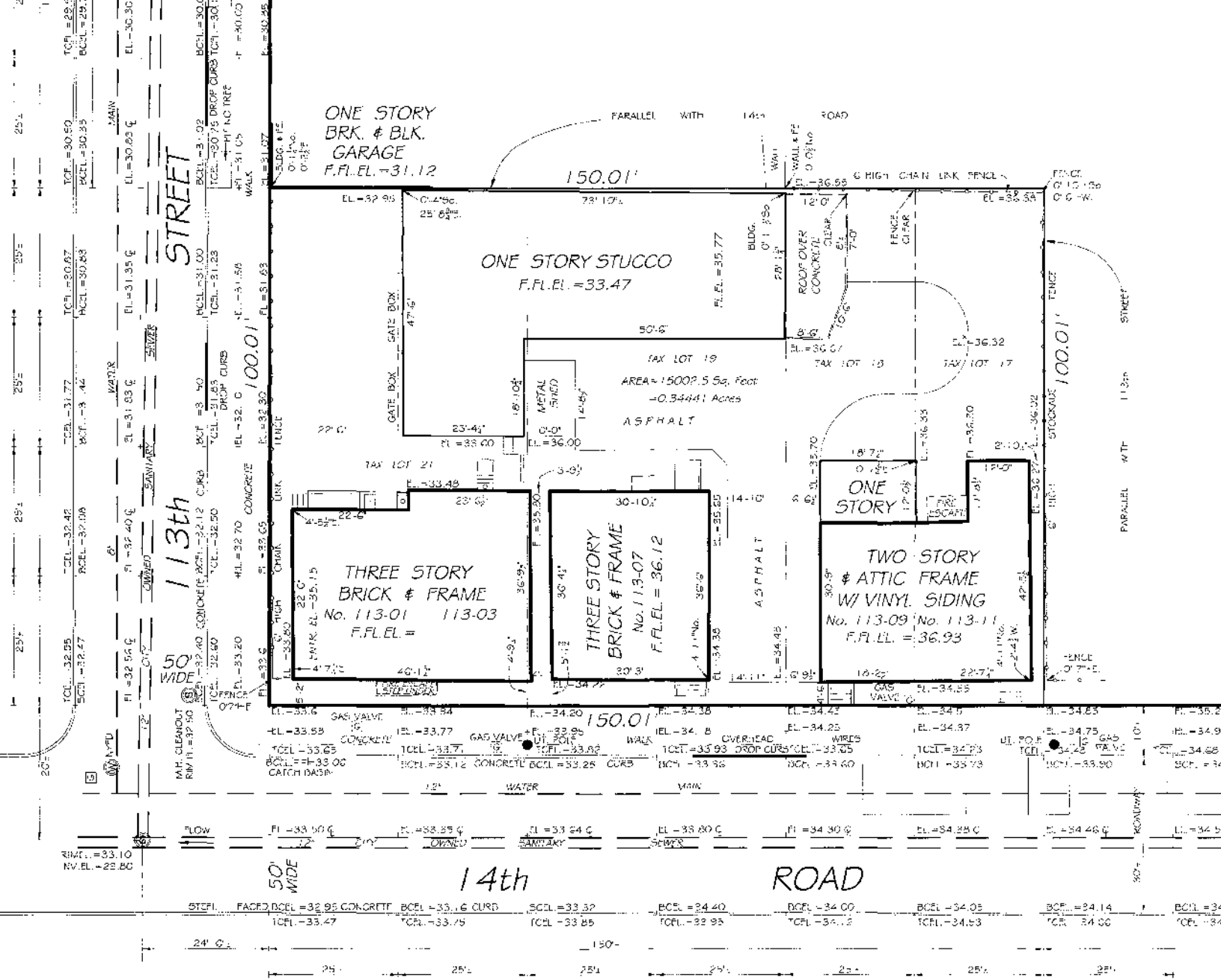
CO Number: 401484844F

### Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	10	OG	E		17A	CONTRACTORS ESTABLISHMENT
END OF SECTION						





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**CURRENT GROSS INCOME: \$216,600**  
**CURRENT NOI: \$176,874**

**\*1st Floor** of 113-07 14th Rd. currently used as commercial office **delivered vacant**  
Can be rented as office or residential

**2,500 SF Warehouse Delivered Vacant**

\*All rents are expected to increase fall of 2022

**Asking Price: \$5,300,000**

**Taxes: \$40,086**

Additional Added Value Income Projection:

1st Floor 113-07 14th Rd: \$1,500 PM = \$18,000 PM

2,500 SF Warehouse: \$22 PSF = \$55,000 PA

**PROJECTED NOI:**

**\$249,874 PA**

(Not including Residential Rent Increases)

**For Tours Please Contact Exclusive Broker:**

**Jaffe Realty, LLC**

**Brian Jaffe**

**718-216-6626**

**[Brian@Jaffe-Realty.com](mailto:Brian@Jaffe-Realty.com)**



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