

## 1732 86th Street

Multi-Family Townhouse · Bath Beach

Great location, near subway. Great investment. Store has lease w/Sept 2022 expiration date. Current rent \$3700 monthly +heat +water +sewer reimbursement rent increases \$150 a month every year, beginning 10/1/2014. Store owner also rents apartments on 1st floor @ \$1200 a month. No lease. Current yearly rent roll is \$58,800 + \$6,000 w/s + taxes, reimbursement from tenant. Approx net \$55k good potential for apt.

## \$1,248,888

- 5 Rooms
- 2 Baths

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