

54-35 Metropolitan Avenue

Townhouse · Block & Lot 2639-0004 · Other Queens



\$949,000 (Approx. \$195 /Sq.Ft.)

\$8,623 Annual RE Taxes

- 24 Rooms
- 6 Baths

Lot Dimensions: 25X100
Building Dimensions: 25X65
Bldg Sq. Footage: 4,875
Zoning: C2-4/R6B



ATTENTION ALL INVESTORS! Huge six unit rent-stabilized building with one free-market apartment. Natural gas boiler installed in 2005, roof recently redone, this building is in excellent condition. At 4875 square-feet, the building is 25X65 on a 25X100-foot lot. Each apartment has two separated bedrooms, 9-foot ceiling heights, with the kitchens and baths centered. The huge, clean basement has heights in excess of 7.5 feet allowing for duplexing in the future if desired. Legally registered rents project an income of \$110,000 annually. Come see the best Ridgewood has to offer.

Dan Brady *Licensed RE Salesperson*

p. (718) 422-2529 Dan.Brady@corcoran.com

Candice Grissett *Licensed RE Salesperson*

p. (718) 422-2535 Candice.Grissett@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified