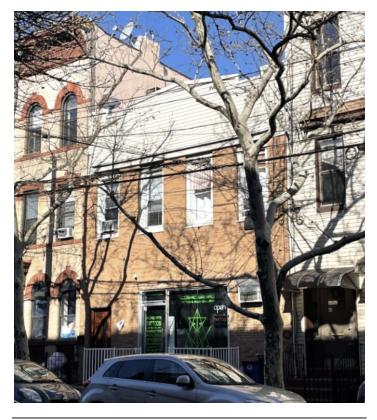
FREE-MARKET, MIXED-USE BUILDING • REDEVELOPMENT OPPORTUNITY IN PRIME RIDGEWOOD



RENT ROLL

UNITS	STATUS	PROJECTED
RETAIL	-	\$2,000.00
#1L	FM	\$3,500.00 (if duplexed w/ basement + backyard)
#2R	FM	\$3,200.00
#2L	FM	\$2,600.00

Projected Gross Annual Income: \$ 135,600.00

EXPENSES ACTUAL

Real Estate Taxes:	\$7,426.00	
Insurance:	\$1,700.00	
Water/Sewer:	\$2,243.00	
Heating:	\$4,416.00	
Electric:	\$815.00	
Repairs/Super:	\$800.00	

TOTAL ANNUAL EXPENSES: \$ 17,400.00

INCOME PROJECTED

Gross Annual Income: \$ 135,600.00 Less Total Expenses: \$17,400.00

NET OPERATING INCOME: \$ 118,200.00

509 ONDERDONK AVENUE

LOCATED BETWEEN GREENE AVENUE AND BLEECKER STREET

- DELIVERED VACANT
- FREE-MARKET well maintained, mixed-use building located on the Ridgewood/Bushwick border.
- Investment deal with redevelopment potential with approximately **2,150 SF of air rights available**.
- Two stories high.
- The building currently features three free-market, 2 bed/1 bath apartments and one retail unit.
- The property is nestled on a quiet street, only 6 blocks from the M train at Seneca Ave and 10 blocks from the L train at Dekalb Ave.
- The building is 2,849 SF and measures 25' x 55.'
- The property sits on a 2,500 SF lot measuring 25' x 100.'

\$ 1,595,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	03405-0005
LOT DIMENSION	25' X 1007'
LOT SF	2,500
STORIES	2
UNITS	4
YEAR BUILT	1920
ZONING	R6B
BUILDING DIMENSIONS	25' x 55'
BUILDING SF	2,849
FAR	RES 2 / FAC 2

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