

South Of The Bridge



Priced to Sell:
\$785,000

Location...Location...Location

Located in the heart of Long Island City in an area exploding with growth lies this well-maintained 2 Family. Loaded with potential because of favorable zoning: R6B with M1-4 overlay Build up or out - make more units or less - or keep the way it is - it's up to you! This home is just 3 blocks to the subway and 2 stops (10 min.) to midtown. It consists of 2 apts. Each with a kitchen and bath and features a party room complete with bar in the basement and large backyard. Recent upgrades include: gas boiler, electric circuit breakers, and windows.

Lot size: 25X100; Bldg Size: 25x45 Zoning: R6b - M1-4

Ten Reasons To Buy:

- Great investment opportunity in heart of LIC
- Great Zoning: R6b with M1-4 overlay
- Build up or out. Make more units or less
- Convenient – 3 blocks to Subway - 10 min to NYC
- Lot Size 25x100
- Building Size 25 x 45
- Updated Gas burner – *only 6 yrs.*
- New windows
- New electric circuit breakers
- Hardwood floors

Room Dimensions:

Top Floor:

Living room	-	17" x 7'8"
Bedroom	-	14' x 16'
Bedroom	-	11 x 7' 6"
Dining room	-	15' 6" x 8'9"
Kitchen	-	15'2" x 6'4"

First Floor:

Kitchen	-	15'2 x 6'4"
Dining room	-	15'6" x 8'9"

Minimum Down payment 25%
Suggested Down Payment 33%

Estimated Financing: \$550,000 @ 5.5%, 30 yrs = monthly principal and interest payments: of \$3,123

Estimated Monthly Rental Income:	
First Floor (Includes Base. & Yard)	1600
Second Floor	1600
Total Estimated Rental Income	\$3,200
Estimated Monthly Maintenance:	
Property Taxes (\$3,092/yr)	\$258
Water & Sewer (\$740/yr)	62
Utilities & Gas Heat (\$5,200/yr)	434
Insurance (\$1,600/yr)	134
Total Estimated Monthly Cost	888
Monthly Income before financing	\$2,312

 **Castle Realty**

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Exclusively with: Joseph Casella and Yvonne Anzalone

Please note: All information was gathered from sources deemed reliable but is not guaranteed as to its accuracy.