

1853 Madison St

RIDGEWOOD, NY 11385

PRIME 6 FAMILY IN RIDGEWOOD



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FOR MORE INFORMATION, PLEASE CONTACT

Li (Barbie) Li
Licensed R.E. Broker
646-889-9988





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1853 Madison St, Ridgewood

For Sale

Prime 6-family building in the heart of Ridgewood. The subject property is 27.5' X 68', 3-story, features with 2 apartments each floor, total 6 units. Spacious layout for the apartments, 3 bedrooms and 1 bathroom. The building is well maintained with new boiler and roof.

Minutes away from M train station, directly to Manhattan. 3 blocks to Myrtle Ave, restaurants, retail stores, supermarkets, banks, close to all!

PRICE IMPROVED
OFFERING AT \$1,098,000



All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.



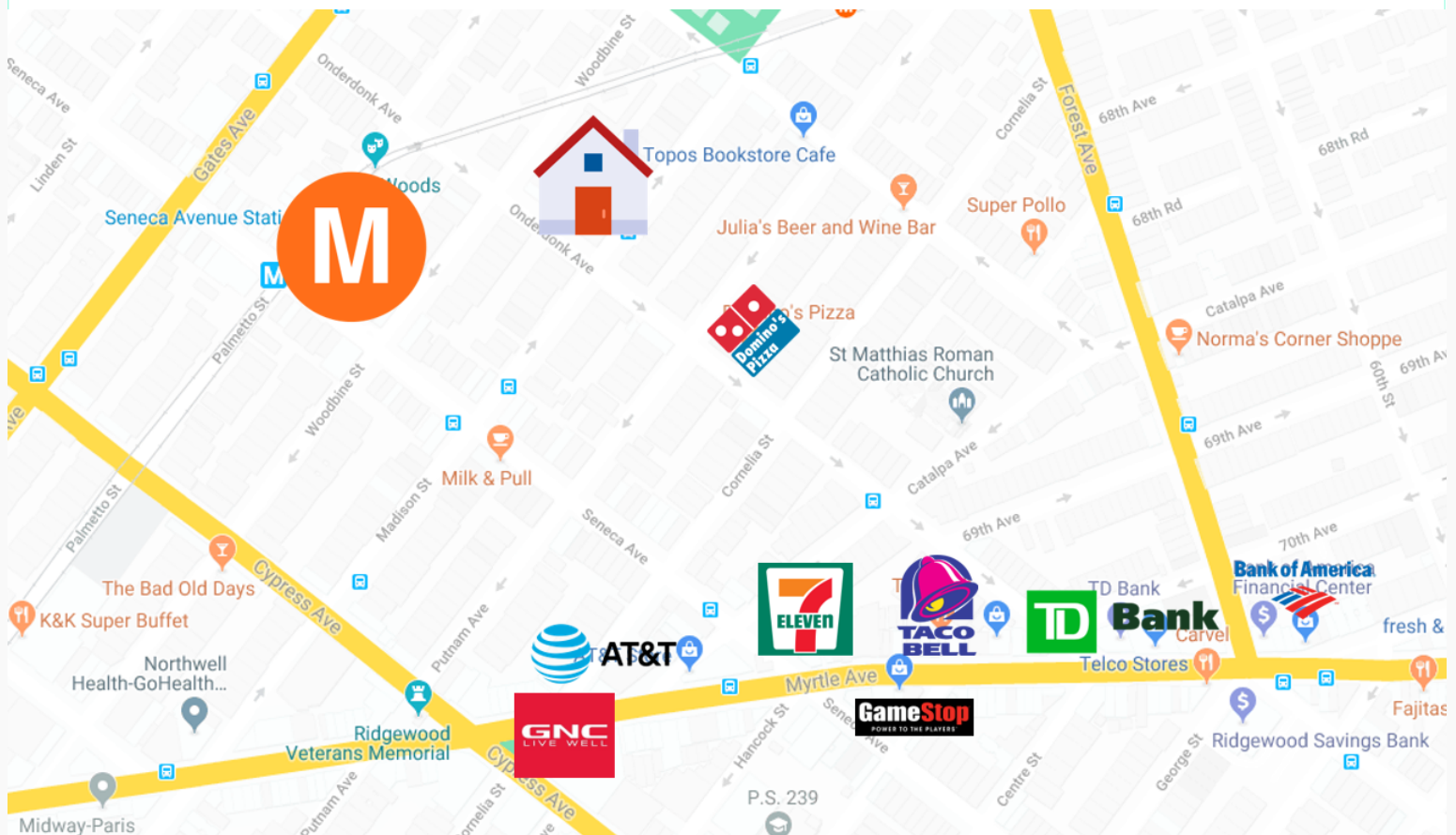
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1853 Madison St, Ridgewood

For Sale

Investment Summary

ADDRESS:	18-53 MADISON STREET, QUEENS, NY 11385 BETWEEN ONDERDONK AND WOODWARD AVE		
DESCRIPTION:	A THREE-STORY, WALK-UP BUILDING, CONSISTING OF SIX 3-BEDROOM UNITS.		
LOT SIZE:	27.42' X 100'	LOT AREA:	2,742 SF
BUILDING SIZE:	27.5' X 68'	BUILDING AREA:	5,600 SF
ZONING:	R6B	F.A.R:	2.0
TOTAL TAX:	\$13,678	BLOCK/LOT:	3470/52
LAYOUT:	3-BEDROOM 1-BATHROOM	TOTAL APTS:	6



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RENT ROLL

APT	EXP. DATE	STATUS	RENT/MO	RENT/YR
1L*	4/30/2020	RS	\$1,008.93	\$12,107.16
1R	7/31/2020	RS	\$783.93	\$9,407.16
2L	6/30/2020	RS	\$1,020	\$12,240
2R	5/31/2020	RS	\$821.92	\$9,863.04
3R	7/31/2020	RS	\$818.63	\$9,823.56
3L	4/30/2020	RS	\$1,058.25	\$12,699
TOTAL			\$5,511.66	\$66,139.92

**1L eviction in process*

SET UP

INCOME	6 APT(S)	\$66,139.92
ESTIMATED EXPENSE	TAXES	\$13,678
	WATER & SEWER	\$5,500
	INSURANCE	\$3,500
	FUEL	\$4,300
	ELECTRIC	\$800
	SUPER	\$3,120
		\$30,898

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE LISTING AGENT

Li (Barbie) Li **646-889-9988**

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