

Contact:

Mario Tsikis
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CITI ZONE REALTY
Astoria, NY 11103

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FLUSHING
4 FAMILY
EXCLUSIVE



40-14 191 STREET FLUSHING, NY 11358

4 FAMILY BRICK

APT # 1 (1BR) \$1850.00 NO LEASE
APT # 2 (1BR) \$2000.00 NO LEASE
APT # 3 (1BR) \$2000.00 NO LEASE
APT # 4 (1BR) \$1850.00 1 YR LEASE
YEARLY INCOME: **\$92,400**
EXPENSES: **\$37,443**

TAXES: \$27,162
INSURANCE: \$2,950
WATER & SEWER: \$2,164
CON EDISON \$5,167

WELCOME TO THIS METICULOUSLY MAINTAINED 4 FAMILY SITUATED IN A HIGHLY SOUGHT AFTER NEIGHBORHOOD IN FLUSHING. THIS PROPERTY OFFERS AN INCREDIBLE OPPORTUNITY FOR BOTH SEASONED INVESTORS AND FIRST TIME BUYERS LOOKING TO GENERATE RENTAL INCOME. THE PROPERTY HAS BEEN THOROUGHLY MAINTAINED AND IS IN GREAT CONDITION. THE PROPERTY HAS A PROVEN TRACK RECORD OF CONSISTENT RENTAL INCOME, WITH TENANTS IN PLACE WHO TREAT THE PROPERTY WITH CARE. THE DEMAND FOR RENTAL UNITS IN THE AREA REMAINS HIGH, OFFERING EXCELLENT POTENTIAL FOR FUTURE GROWTH. CONVENIENTLY LOCATED CLOSE TO THE TRAIN STATION. DON'T MISS THIS OPPORTUNITY TO OWN THIS GEM. CALL TODAY!

CALL LISTING AGENT MARIO: 917-749-6111

PRICE: \$1,399,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

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