

Commercial
Realty Hub

Mixed Use

Fully Tenanted

15 Gouverneur

Bronx, NY 10456

At a Glance

Section:	Bronx
Block:	2388
Lot:	51
Lot Dimensions:	20' x 92'
Appr. Lot SF:	1,804
Appr. Bldg SF:	8,133
Zoning:	R7-1
State Use:	Store w/ Resi
Taxes:	\$ 6,200

Features

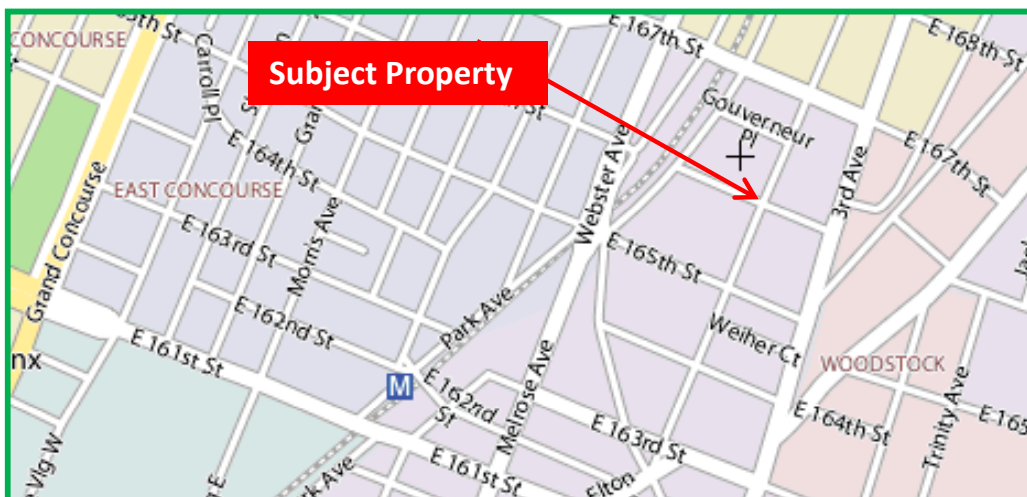
5-Story Mixed Use Consisting of Grocery Store & 9 Residential Units
 Completely Newly Renovated
 \$700K Assummable Loan at 6.5%
 Great for Investor

All Units Completely Gut Renovated – New Kitchens, Bathrooms, Carpet, Floor etc., New Electrical wiring & panel box, New Gas Boiler, New Plumbing, New Roof



Summary Financials

	Actual	Prjctd
Income	\$ 124,188	\$ 166,668
Expenses	\$ (26,200)	\$ (26,200)
NOI	\$ 97,988	\$ 140,468



For Further Information e-mail:
info@qbngroup.com
2121 Hillside Avenue
New Hyde Park NY, 11040
TEL: 516-280-4755

Asking Price
\$1,250,000

Information furnished herein has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. All zoning, size, uses etc must be independently verified by you, your tax advisor, architect, lawyer etc. Information is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale or lease or withdrawal without notice.