

**Commercial
Realty Hub**

For Sale

4 Units + 1 Rear Cottage

2-4 Holland Ave

Elmont, NY 11003

At a Glance

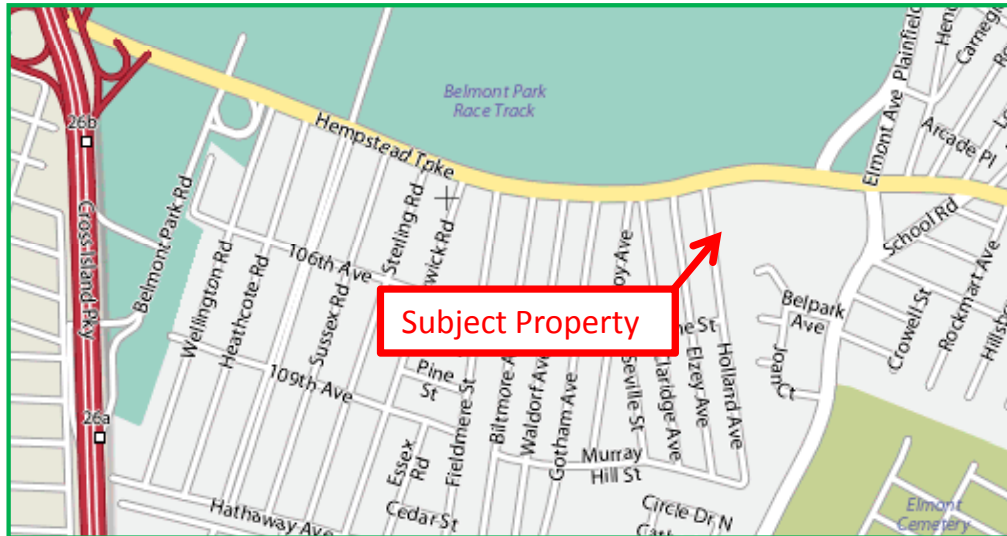
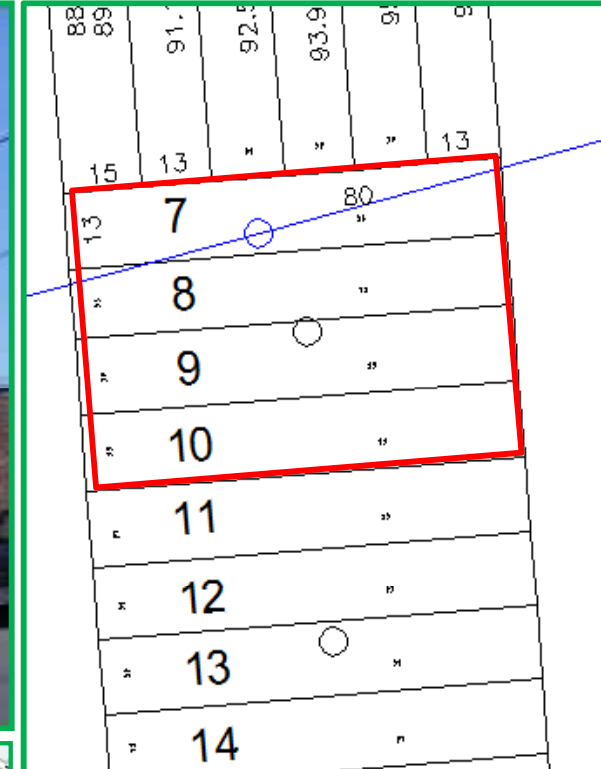
Section:	32
Block:	440
Lots:	7-10
Lot Dimensions:	52'x80'
Appr. Lot SF:	4,160
Bldg Dimensions:	52'x70'
Appr. Bldg SF:	3,689
Zoning:	Residence B
Land Description:	Apartments
Taxes:	\$ 22,688

Features

- Unique Property
- Just off the Main Road
- Renewly Renovated
- All apartments upgraded w/ new kitchens & bathrooms
- Spacious Basement for Storage
- 3 Boilers, 3 hot water heaters and also 3 oil tanks
- Well Maintained Property
- Great for Investor / Starter Property

Summary Projected Financials

Gross Income:	\$ 87,000
Owner Expenses:	\$ (36,396)
NOI:	\$ 50,604



For Further Information e-mail:
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New Hyde Park NY, 11040
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Asking Price
\$695,000

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.