



Multi-Family Exclusive Listing Sale

Eleven Unit Mixed Use Investment Property

340 Maple Ave

Westbury, NY 11590

Property Information

Sale Price:		\$1,250,000
Gross Bldg Area (SF):		8,678
Residential Units		Nine (9)
Commercial Units		Two (2)
Garage Units		Two (2)
Lot Size (acres):		0.22
Fuel:		Oil & Electric
Zoning:		Business
Income	Gross Income:	\$142,992
Expenses	RE Taxes:	\$37,945
	Utilities:	\$4,113
	Insurance:	\$4,509
	Repairs & Maintenance:	\$1,500
	Rubbish:	\$3,000
	<u>Total Expenses:</u>	<u>\$51,067</u>
Net Operating Income:		\$91,925



Main Photo



Alternate Photo

Comments: 100% occupied. Four (4) studio's, four (4) 1 bdrm's, one (1) 2 bdrm unit, four (4) garages, two (2) commercial spaces. Five (5) residential units recently renovated. Tenant paid heat.

Walking distance to Westbury Railroad Station. Just off Post Ave.

For Information, please contact: Lee Rosner, CCIM SIOR 631-232-4400 Ext: 113 Email irosner@cbcli.com



Alternate Photo



Aerial

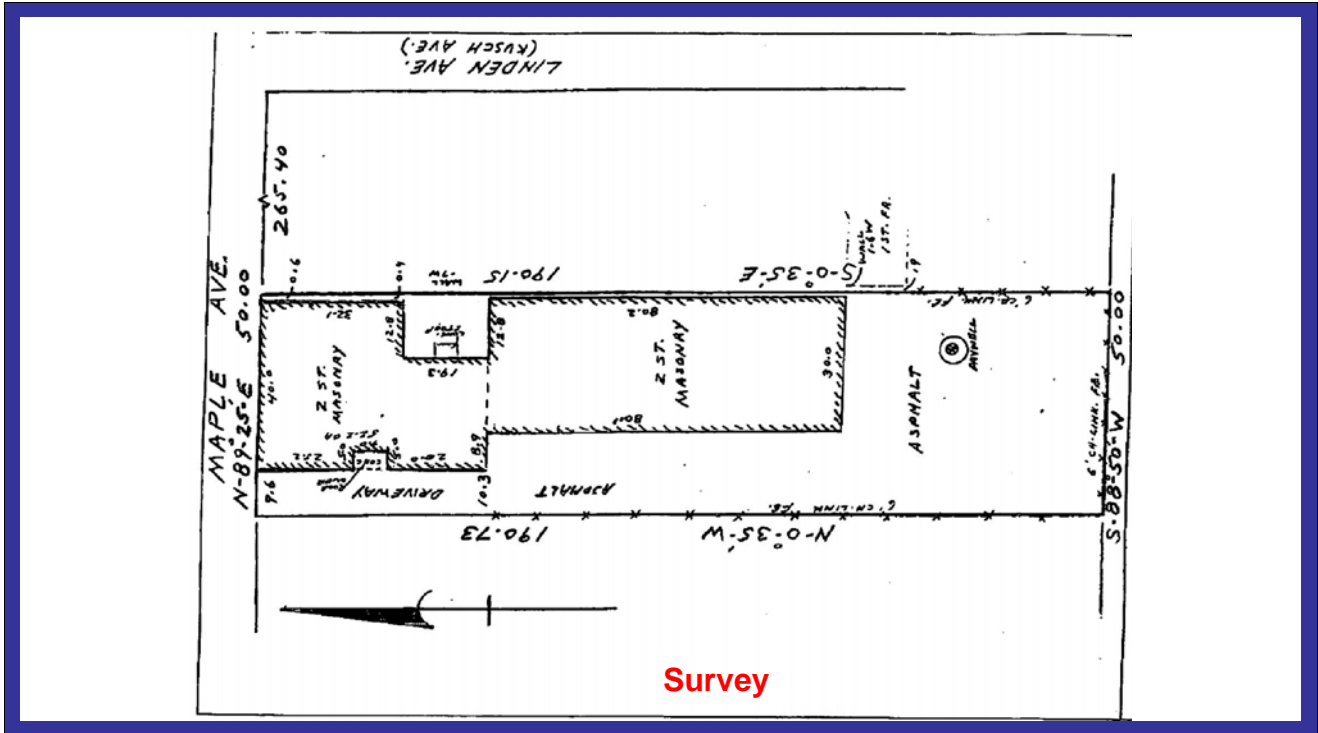
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