

# FOR LEASE



6853 FRESH POND ROAD, RIDGEWOOD, NY 11385

**\$5,995.00**

COMMERCIAL SPACE FOR LEASE

**PRIME LOCATION - NEWLY RENOVATED VANILLA BOX**

LID #702402276853 | MLS #3534069  
WERBAREALTY.COM

Gabriele Guelly Kapp  
LICENSED REAL ESTATE BROKER  
gabiewerbarealty.com  
718-456-9600





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## PROPERTY CHARACTERISTICS

Appearance:	Great
Construction:	Brick
# of Families:	2 Residential Units
# of Units:	2 incl. 1 Commercial Units
# of Stories:	3
Int. SF:	1,556 SF

## ROOMS

#of Rooms:	1
Total Bathrooms:	1/2
# of half Bathrooms:	1
Storage Room:	1

## APPLIANCES, FLOORING, & UTILITIES

Floors:	New Wood Subflooring
A/C:	Heating & Cooling split system (Maintenance = Tenant Responsibility)

- Newly Renovated XL Open Vanilla Box
- Move-In Condition

## FLOORPLAN

Level 1: XL Rm (large space), Priv Office Area, Storage Rm

## EXPENSES

- RE Taxes= (40% of TTL 2023-2024 Taxes=\$24,642.32)=\$9,856.93 / Year
- Water/Electric= Tenant pays own utilities
- Insurance = \$2M Commercial Liability Insurance Required with Landlord named as additionally insured.

## NOTEWORTHY

- Pets: X
- No Smoking: ✓
- Transportation/Shop: Myrtle Ave & Forest Ave shops and Transportation, Bus and M Train

