

FOR SALE

Woodside Avenue Portfolio

Queens, NY 11377

3 Mixed-use properties 100% Free Market
with significant upside High Vacancy



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- ▶ 3 Free Market Renovated 2 bedroom/ 1 bathroom apartments at below market rents
- ▶ 3 Retail Units on main corner of Woodside Ave and 69th Street
- ▶ 4 Vacant Parking Spots with dedicated driveway
- ▶ Vacant Warehouse/Storage space in the back of 68-10 Woodside Ave
- ▶ Two blocks away from the 7 Train subway stop on 69th Street and Roosevelt Ave & an 8 minute walk from the Woodside Train Station stop for the LIRR
- ▶ Easy access to the BQE and close proximity to Queens Blvd & Roosevelt Ave & Broadway
- ▶ Neighborhood has a great mix of residential and commercial
- ▶ Possible owner-user opportunity

Asking Price: \$2,950,000 | \$461 / \$/SF | 7.65% / Proforma Cap Rate | \$491,667 /\$/Unit

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

Matthew Swerdlow x56
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Property Information	Total	68-06 Woodside Ave	68-08 Woodside Ave	68-10 Woodside Ave
Block / Lot	/	1346 / 15	1346 / 16	1346 / 116
Lot Dimensions	/	16.36' x 113.62'	16.23' x 110.88'	16.23' x 108.14'
Lot Sq. Ft.	5,331	1,808	1,795	1,728
Building Dimensions	/	16' x 60'	16' x 60'	16' x 60'
Stories	/	2	2	2
Residential Units	3	1	1	1
Commercial Units	3	1	1	1
Total Units	6	2	2	2
Residential SF (Approx.)	2,880	960	960	960
Commercial SF (Approx.)	3,520	960	960	1,600
Building Sq. Ft.	6,400	1,920	1,920	2,560
Zoning	R5	R5	R5	R5
FAR	1.25	1.25	1.25	1.25
Buildable Sq. Ft.	6,664	2260	2244	2160
Air Rights Sq. Ft.	664	340	324	None
Tax Class	/	4	1	1
Assessment (24/25)	\$268,276	\$155,430	\$73,740	\$39,106
Real Estate Taxes (24/25)	\$39,128	\$16,463	\$14,811	\$7,854

*All square footage/buildable area calculations are approximate

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INTERIOR PHOTOS



STORE AND BASEMENT PHOTOS



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Financial Summary

	Financial Summary	Proforma Financial Summary
Scheduled Residential Income:	\$82,800	\$99,000
Scheduled Gross Commercial Income	\$102,990	\$205,440
Scheduled Gross Parking Income	\$0	\$9,600
Scheduled Gross Income	\$185,790	\$314,040
Less Vacancy Rate Reserve (5.00%):	(\$9,290)	(\$15,702)
Gross Operating Income:	\$176,501	\$298,338
Less Expenses:	(\$72,744) 88% of SGI	(\$72,744) 73% of SGI
Net Operating Income:	\$103,756 3.52% Cap Rate	\$225,594 7.65% Cap Rate

Expenses (Estimated)

Real Estate Taxes (24/25)	\$39,128	Repairs, Cleaning & Maintenance	\$4,800
Water & Sewer	\$4,010	Payroll	\$5,400
Insurance	\$6,416	Legal/Miscellaneous	\$1,765
Fuel	\$4,010	Management	\$5,295
Electric	\$1,920		
Gross Operating Expenses:	\$72,744		

Current Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Comm	4	\$4,280	\$8,583	\$102,990
Res	3	\$2,750	\$6,900	\$82,800
Parking	4	\$0	\$0	\$0
Total Income:			\$15,483	\$185,790

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	3	\$2,300	\$6,900	\$82,800
Comm	4	\$2,146	\$8,583	\$102,990
Total Income:			\$15,483	\$185,790

[FOR FULL RENT ROLL & CASH FLOW MODELS CLICK HERE](#)

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POINT OF INTEREST MAP

RETAIL

- 1 Woodside Dental Care
- 2 Woodside Rx Inc.
- 3 67 Laundromat
- 4 Mobil
- 5 The UPS Store
- 6 Metro by T-Mobile
- 7 Maxwell Furniture Co Inc
- 8 99¢ Paradise

EDUCATIONAL

- 1 P.S. 12 James B Colgate
- 2 Rainbow Christian Preschool & Kindergarten

FOOD & BEVERAGE

- 1 7-Eleven
- 2 Bravo Fresh Market
- 3 Woodside Liquors & Wine

HOSPITAL

- 1 NYC Health + Hospitals/Gotham Health, Roosevelt

INSTITUTION

- 1 St. Jacobus Evangelical Lutheran Church

