



MODERNSPACES
Commercial + Investment Division



THE WHITNEY - 39-29 47TH AVENUE, SUNNYSIDE, NY 11104

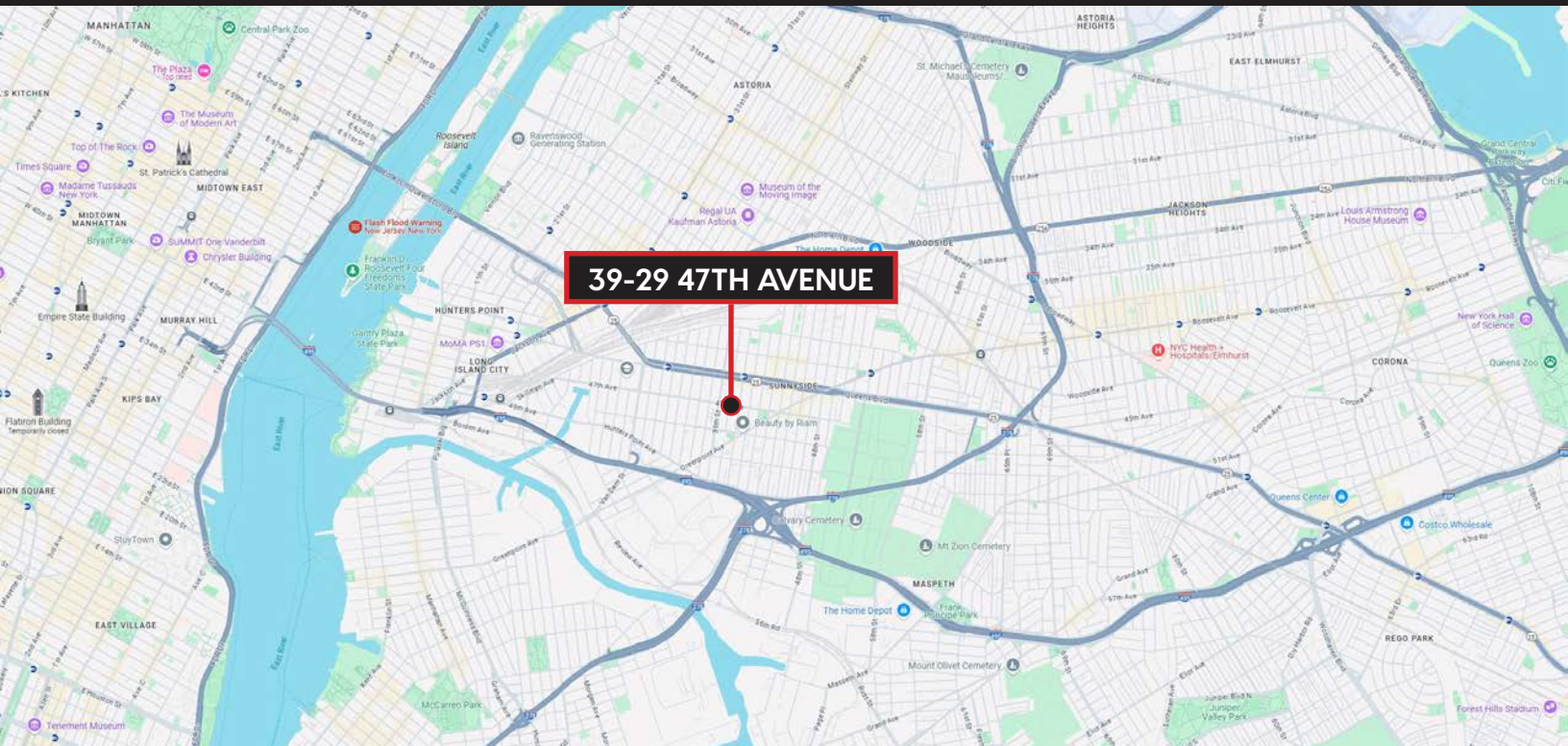
Renovated Mixed-Use Investment For Sale - \$3,500,000

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PROPERTY INFORMATION

Address: 39-29 47th Avenue, Sunnyside, NY 11104

Block / Lot: 194 / 6

Lot Dimensions / Size: 24' x 100' / 2,400 S.F. (Approx.)

Zoning: R5D/C1-3

Building Dimensions / Size: 24' x 90' / 6,624 S.F. (Approx.)

Com. Units / Res. Units: 4 / 6

Net Operating Income: \$272,851

Real Estate Taxes (25/26): \$55,426

CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — EVAN@MODERNSPACESNYC.COM

EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY DESCRIPTION & RENOVATED UNIT FEATURES

The Whitney located at 39-29 47th Avenue is a fully remodeled boutique luxury loft building in the heart of Sunnyside and conveniently located a few blocks from the subway.

All apartments have been fully updated and the design modernized with the units now featuring elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms.

- **Engineer Hard Hardwood Floors**
- **Recessed Lighting**
- **Quartz Countertops**
- **Brand New Panelled Appliances**
- **Custom Kitchen Cabinets**
- **Luxury Bathroom with Ceramic Tile-work**
- **Whisper Quiet Split Unit HVAC System**
- **Livingroom Equipped with 52" LED Smart TV**

RETAIL LEASE INFORMATION - RENT ROLL ON FOLLOWING PAGE

MoA Coffee - 3% Annual Rent Increases, 5 Year Extension Option

Torossian Associates - 2.75% Annual Rent Increases, 4 Year Extension Option

LIC Convenience - 3% Annual Rent Increases

Pure Bliss Spa - 3% Annual Rent Increases

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PROPERTY FINANCIALS

Unit	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
Moa Coffee	N/A	8/31/2029	N/A	\$1,391	\$16,694
Torossian Associates	N/A	10/31/2026	N/A	\$2,209	\$26,510
LIC Convenience	N/A	7/31/2034	N/A	\$4,200	\$50,400
Pure Bliss Spa	N/A	4/30/2029	N/A	\$2,600	\$31,200
1A	905	10/31/2025	\$50.72	\$3,825	\$45,900
1B	595	9/30/2026	\$29.03	\$1,439	\$17,274
1C	595	9/30/2025	\$74.62	\$3,700	\$44,400
2A	905	10/31/2025	\$51.38	\$3,875	\$46,500
2B	415	6/30/2025	\$69.40	\$2,400	\$28,800
2C	595	9/30/2025	\$66.55	\$3,300	\$39,600
Total				\$28,940	\$347,277

Expenses

Real Estate Taxes (25/26)	\$55,246
Utilities	\$12,000
Insurance	\$6,000
Electric	\$0
Repairs & Maintenance	\$3,000
Reimbursements	(\$2,000)
Total Expenses	\$74,426

Effective Gross Income	\$347,277
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Total Expenses	(\$74,426)
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Net Operating Income	\$272,851
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*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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