



43-26 53rd St, Queens, NY

6 Unit Residential Building in Woodside



PROPERTY INFORMATION

ADDRESS	43-26 53 rd Street
CITY	Queens, NY 11377
NEIGHBORHOOD	Woodside
BLOCK/LOT	01321-0036
LOT SIZE	3,500 SF (35ft x 100ft)
BUILDING SIZE	5,460 SF (26ft x 55ft)
TYPE	3-Story Walkup
RE TAXES	\$12,247
ZONING FAR	R5B 1.50 (1.56 Built)
UNITS	6 Units
LAYOUTS STATUS	1 3BR, 4 1BR, & 1 Studio All Free Market
OCCUPANCY	Occupied Can be delivered vacant within 6 Months
NOTES	3 Garages (1 car & 2 storage) Roof in good condition Separate boiler and weather heater

INCOME & EXPENSES

INCOME

Base Rent	\$196,800
Total Income	\$196,800

EXPENSES

Real Estate Taxes	\$12,247
Vacancy	\$5,650
Water & Sewer	\$4,500
Insurance	\$4,500
Fuel & Electric	Tenants Pay
Common Electric	\$2,640
Maintenance & Super	\$3,600
Management	\$5,650
Total Expenses	\$38,787

NET OPERATING INCOME

Net Operating Income	\$158,013
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DESCRIPTION

This 3-story walkup is located in the Woodside neighborhood of Queens. The building is 5,460 square feet consisting of 6 apartments. The layouts include a studio, 4 one-bedrooms, and a three-bedroom unit. Located near the corner of Queens Blvd and 53rd St, this property is only steps away from restaurants, shops, markets, schools, the LIRR, and the 7 train. (YG)

ASKING PRICE: \$3,000,000

For More Info Call: (212) 221-2456

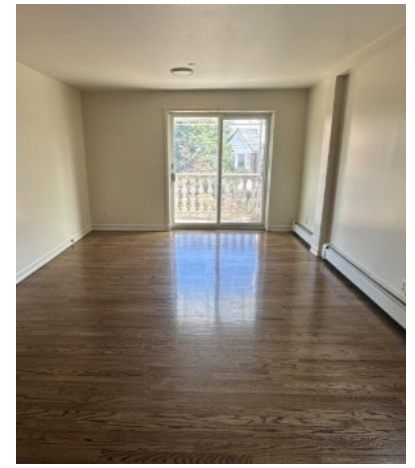
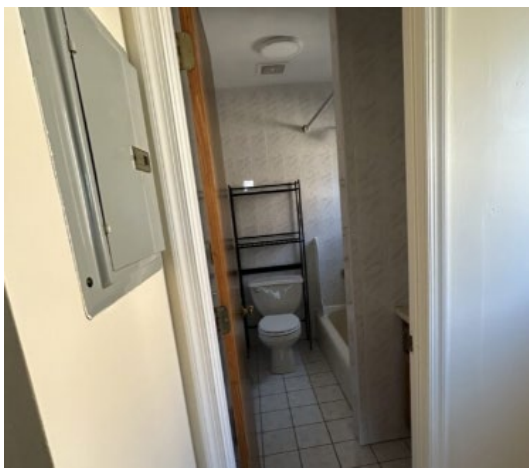
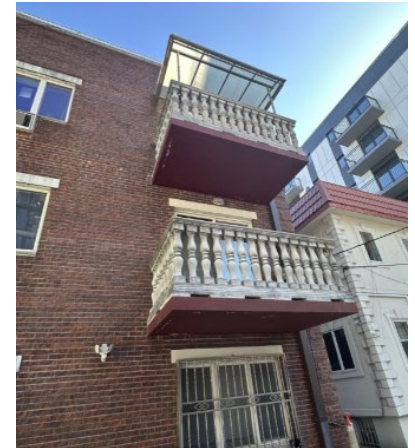
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RENT ROLL

UNIT	TYPE	STATUS	MONTHLY RENT	ANNUAL RENT
1	3 BR / 2 Bath	FM	\$2,600	\$31,200
2A	1 BR	FM	\$2,300	\$27,600
2B	1 BR	FM	\$2,300	\$27,600
3A	1 BR	FM	\$2,300	\$27,600
3B	1 BR	FM	\$2,300	\$27,600
Basement Apt	Studio	FM	\$1,200	\$14,400
Laundry & Storage	Laundry & Storage		\$700	\$8,400
Garage	1 Car & 2 Storage		\$2,700	\$32,400

Total\$16,400\$196,800

IMAGES



AREA MAPS

