

THE WEINBERGER TEAM **FOR SALE: 72-34 45th Ave, Woodside, NY, 11377**

SALES - LEASING - APPRAISALS

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- * Prime location 2008 construction detached 7,966 Sq.Ft home
- * 7 family, with 3 indoor and 6 outdoor parking spots
- * 7 Boilers 7 Water tanks. Tenants pay heat, gas and electric bills.
- * Huge 50 x 121 lot. Built 29 x 73.
- * Short walk to E-F-M-R-7 trains at Roosevelt Ave/74 St .
- * The Q60 Bus to NYC is 2 Blocks.
- * Queens Center Mall is less than a mile away.
- * Manhattan is 15 minutes away via Queens Blvd or LIE
- * There are several cell phone towers on the roof (20 yr lease)

**Amazing 7 family in Woodside For Sale (with Free Market Rents)
 72-34 45th Ave, Woodside, NY., 11377 (Block 1352 & Lot 75)**

**Price: \$2,999,888 (You can sell the Cell phone towers separate for \$400,000)
 Which means you would be paying \$2,599,888**

Property Video: <https://youtu.be/e9QgNgCDLbo> (Highlight Link and Open)



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study

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FINANCIAL DETAILS (Free Market Rents)

Apt Unit	# of Bdrms	Approx Apt Size :	Monthly Rent		Annual Rent	Lease Expires
Lobby	4	2,000 SF	\$3,500		\$42,000	March 2025
1A	1	650 SF	\$2,000	includes 1 parking	\$24,000	March 2025
1B	2	700 SF	\$2,150		\$26,400	June 2025
1C	1	650 SF	\$2,200		\$26,400	July 2025
2 A	1	650 SF	\$1,900		\$22,800	June 2025
2 B	2	700 SF	\$1,900		\$22,800	August 2025
2 C	1	650 SF	\$1,900		\$22,800	August 2025

Apartment Income: \$15,550 x 12 months = \$186,600

---Other Income---

- Cellular Tower** \$20,423 (18 yr lease 3% yr increase)
- 600 SF garage w/14 ft. ceiling. Was rented as a warehouse** \$14,400 (projected)
- 7 car rear parking rented by Lobby tenant:** \$ 8,400 (\$700 per month)

Total Income Gross \$229,823

Expenses: (2023-2024)

- Real Estate Taxes: \$53,083 (Tax Abatement exp: 2021)
- Water/Sewer: \$ 5,200
- Insurance: \$ 5,500
- Electricity: (Outdoor, Hallway/basement lights) \$ 1,900
- Repairs/Maintenance: \$ 3,200

Total Expenses: \$68,883

NET INCOME: \$160,940

Price: \$2,988,888 (5.4 Cap)

Note: We have buyers who want to buy the cell phone lease for \$400,000 That would make The Cap 6.2 (\$2,588,888)

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to this building.



Certificate of Occupancy

CO Number: 402134766F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Queens	Block Number: 01352	Certificate Type: Final
	Address: 72-34 45 AVENUE	Lot Number(s): 75	Effective Date: 04/16/2009
	Building Identification Number (BIN): 4860291	Building Type: New	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-D	(1968 Code)	
	Building Occupancy Group classification: J2	(1968 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 3	Height in feet: 25	No. of dwelling units: 7
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: Parking spaces (7), Parking (1400 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



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Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2		2B	ACCESSORY SPACE ,BOILER RM.,STORAGE & LAUNDRY FOUR CAR GARAGE
BAS		40	J-2 B-2	1	2A, 2B	ONE DWLG. UNITS
OSP			B-2			OPEN SPACE TWO CAR PARKING SPACE.
001		40	J-2	3	2A	THREE DWLG. UNITS
002		40	J-2	3	2A	THREE DWLG. UNITS

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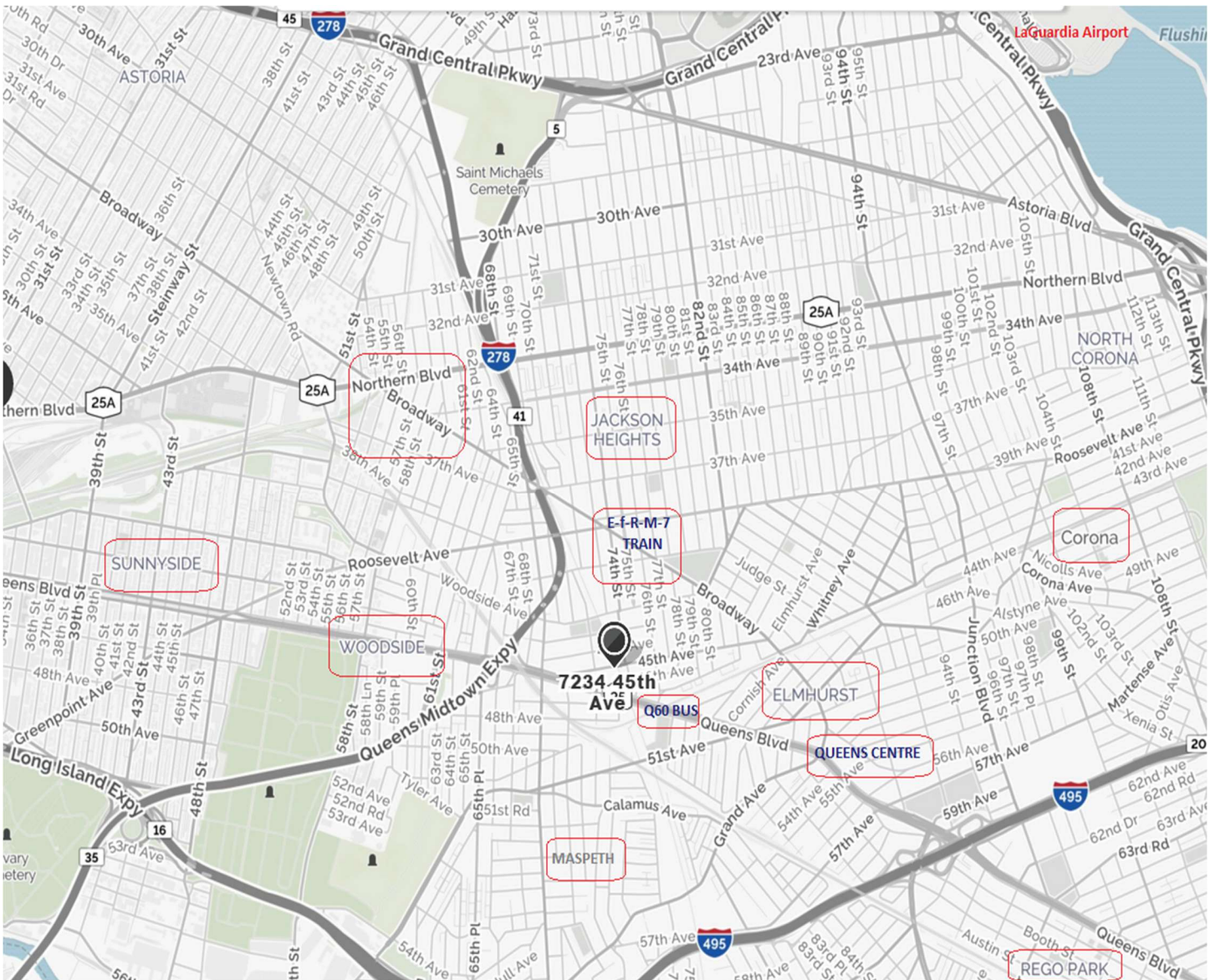
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AREA MAP (note the short 4.5 block distance to 5 subway lines)



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FRONT VIEW



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REAR VIEW



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REAR BACKYARD PAVED



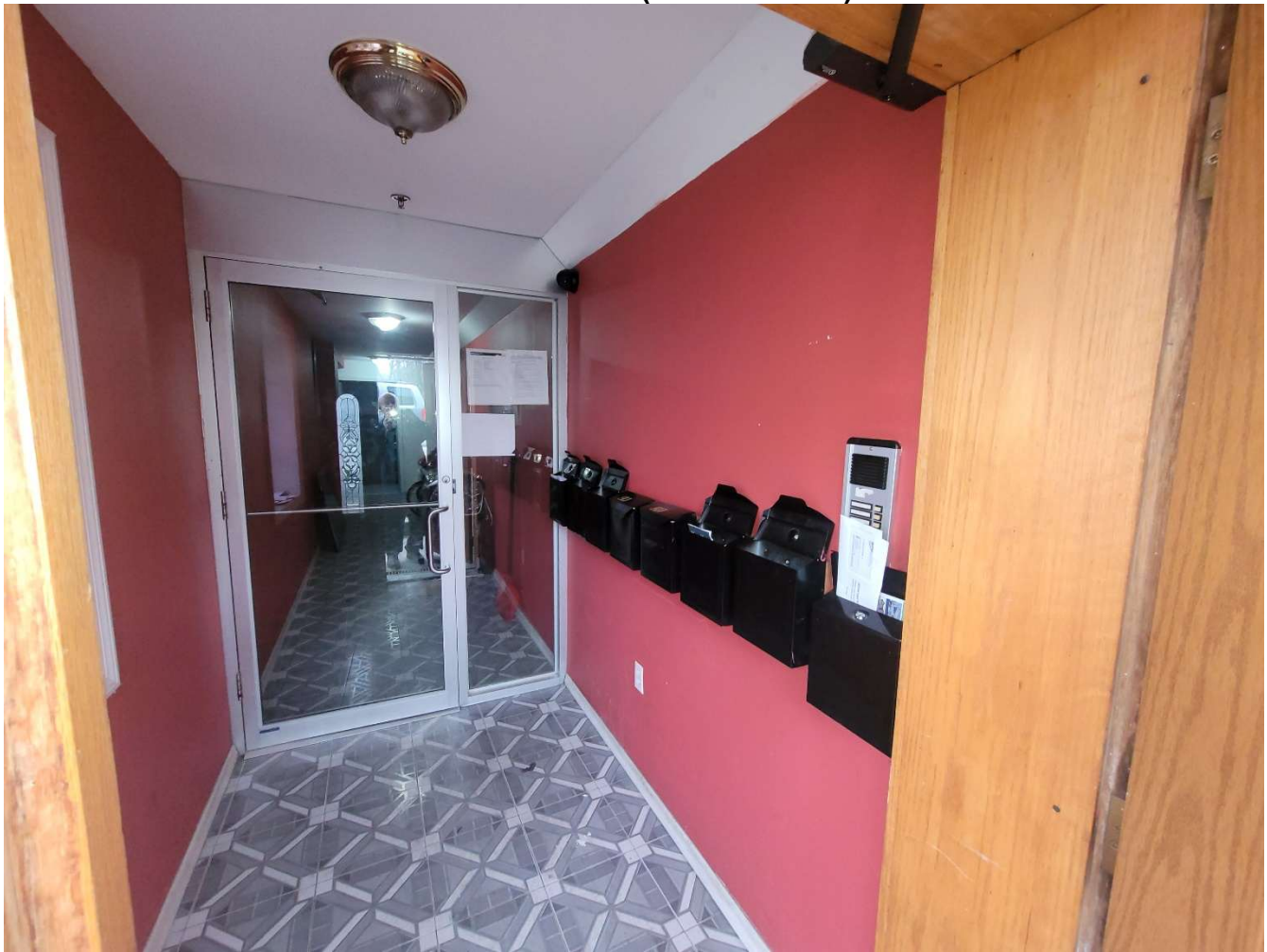
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FRONT MAIN ENTRANCE (Note wheelchair ramp)



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Vestibule (Double door)



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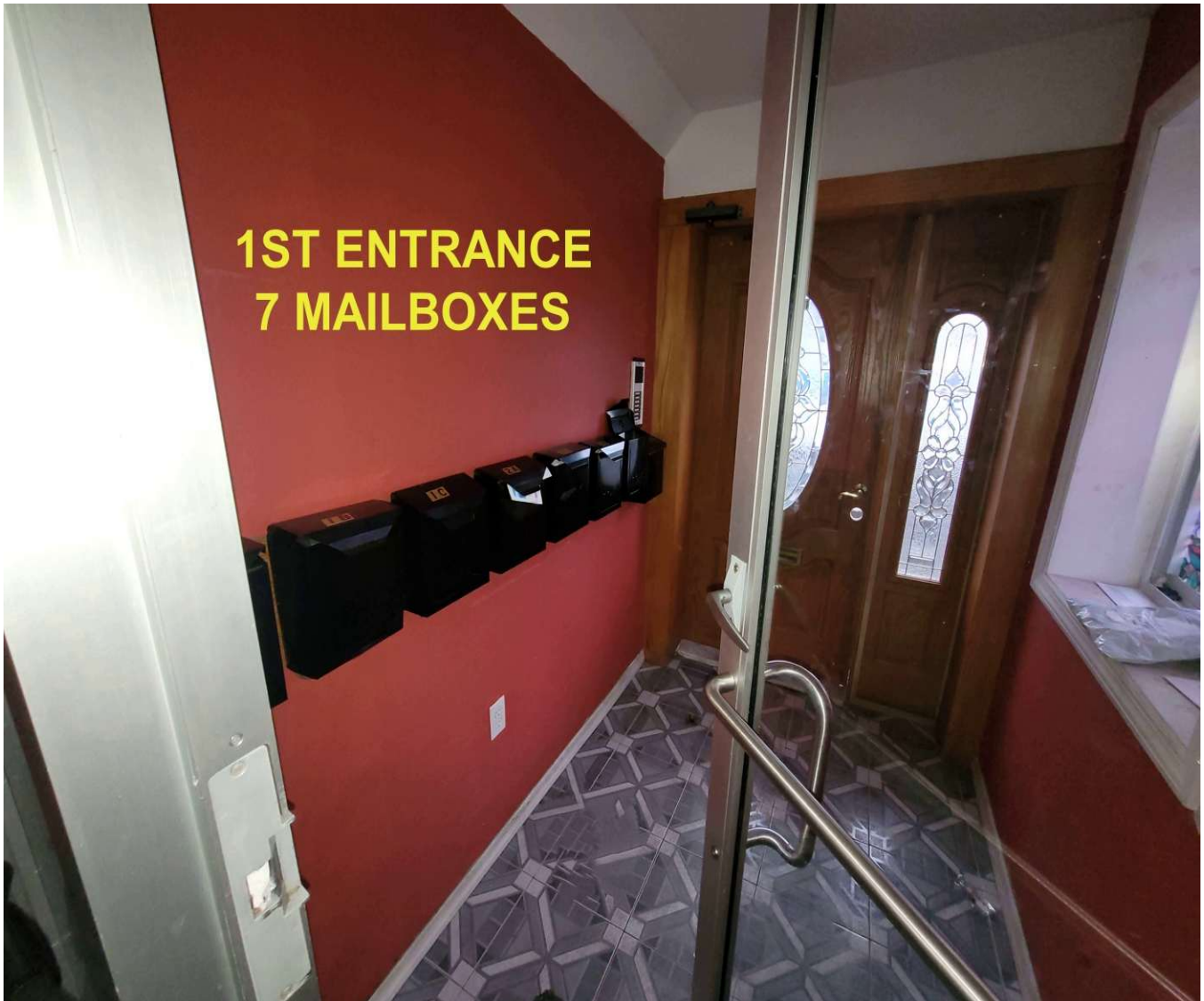
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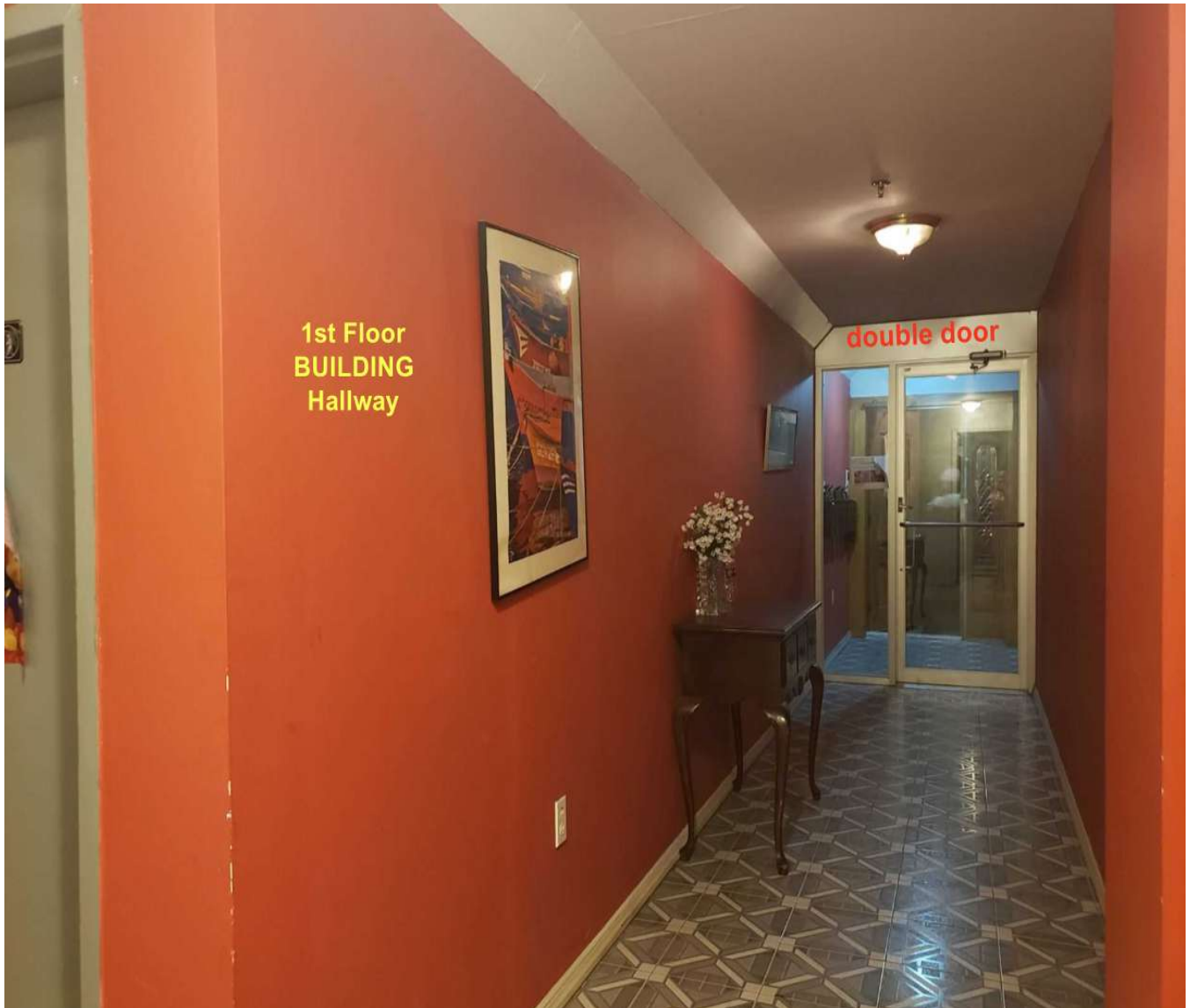


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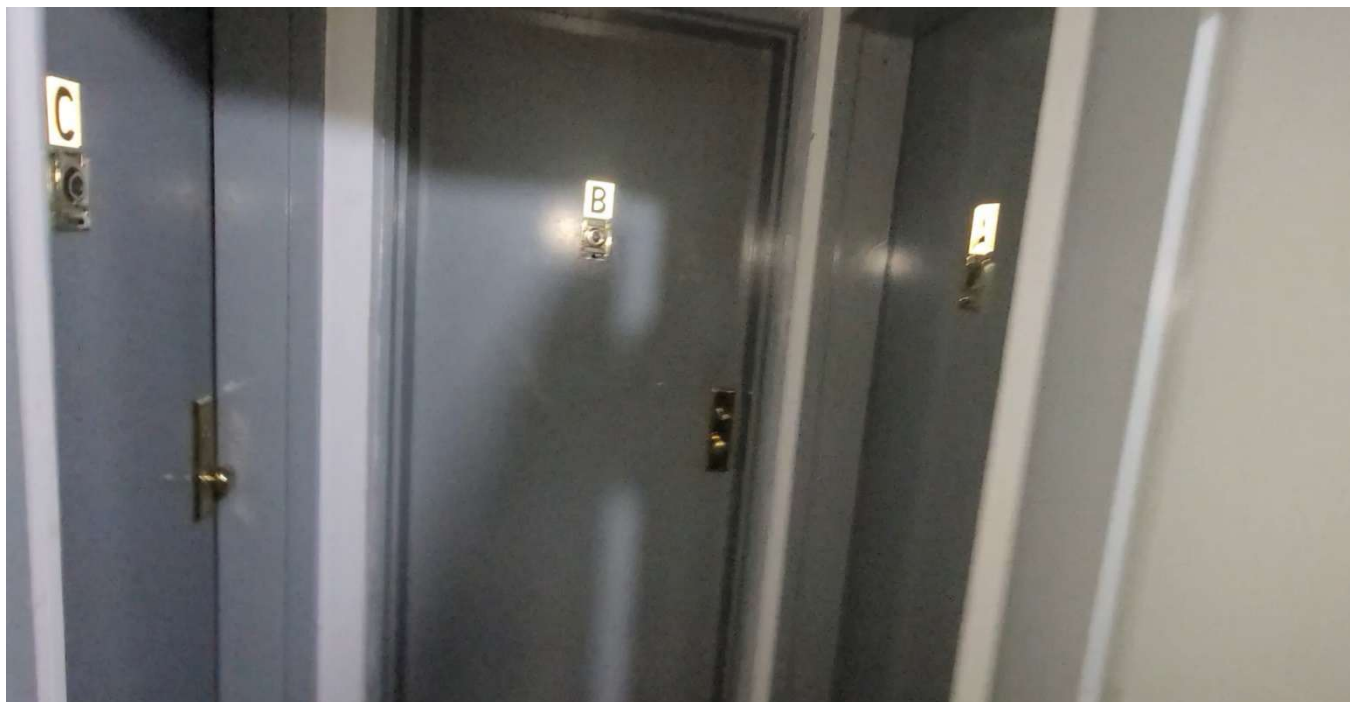
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2ND and 3RD FLOORS HAVE 3 APARTMENTS EACH. THIS IS THEIR ENTRANCE.



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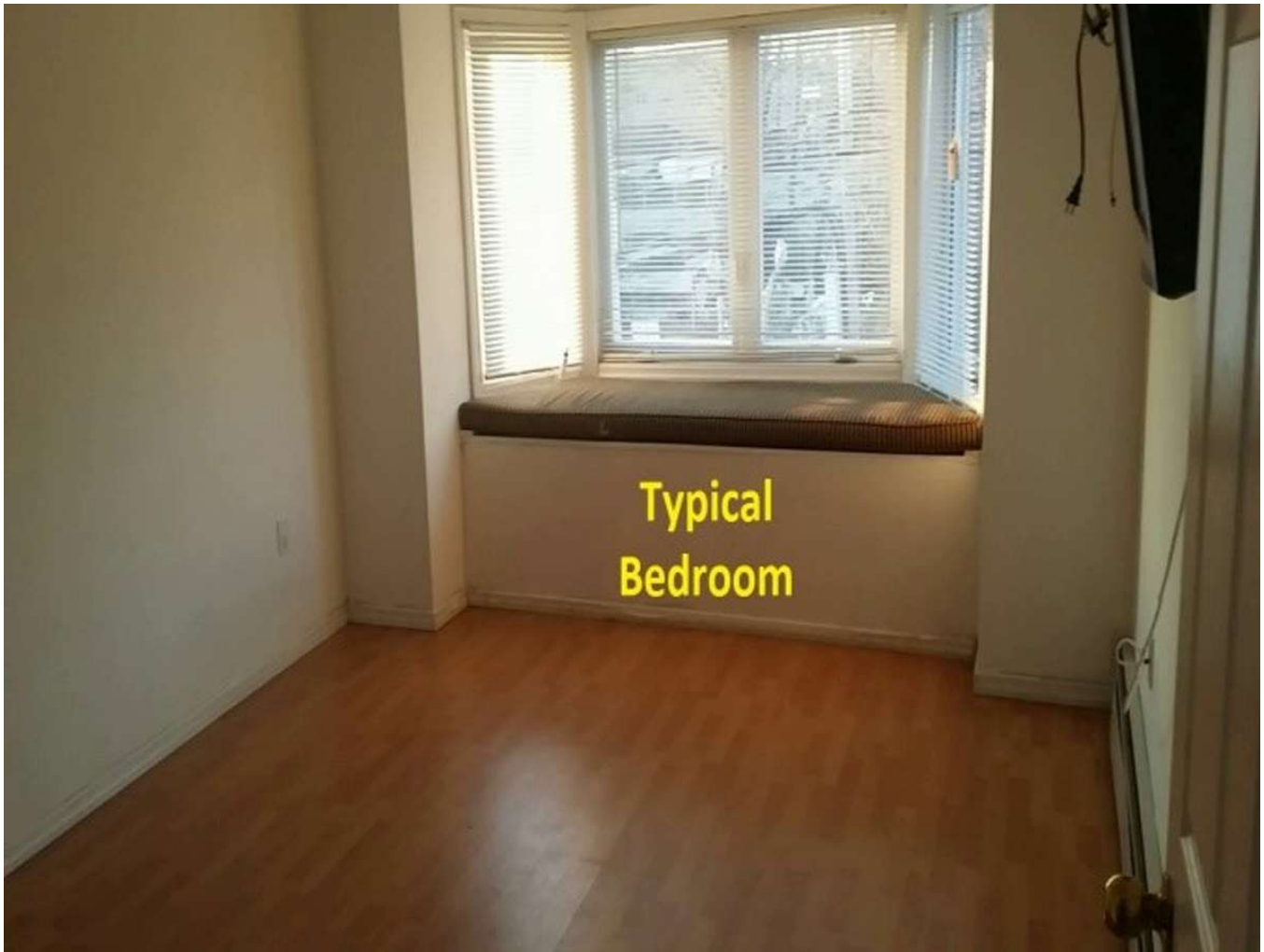
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Bedroom in all
1 Bedroom
apartments**

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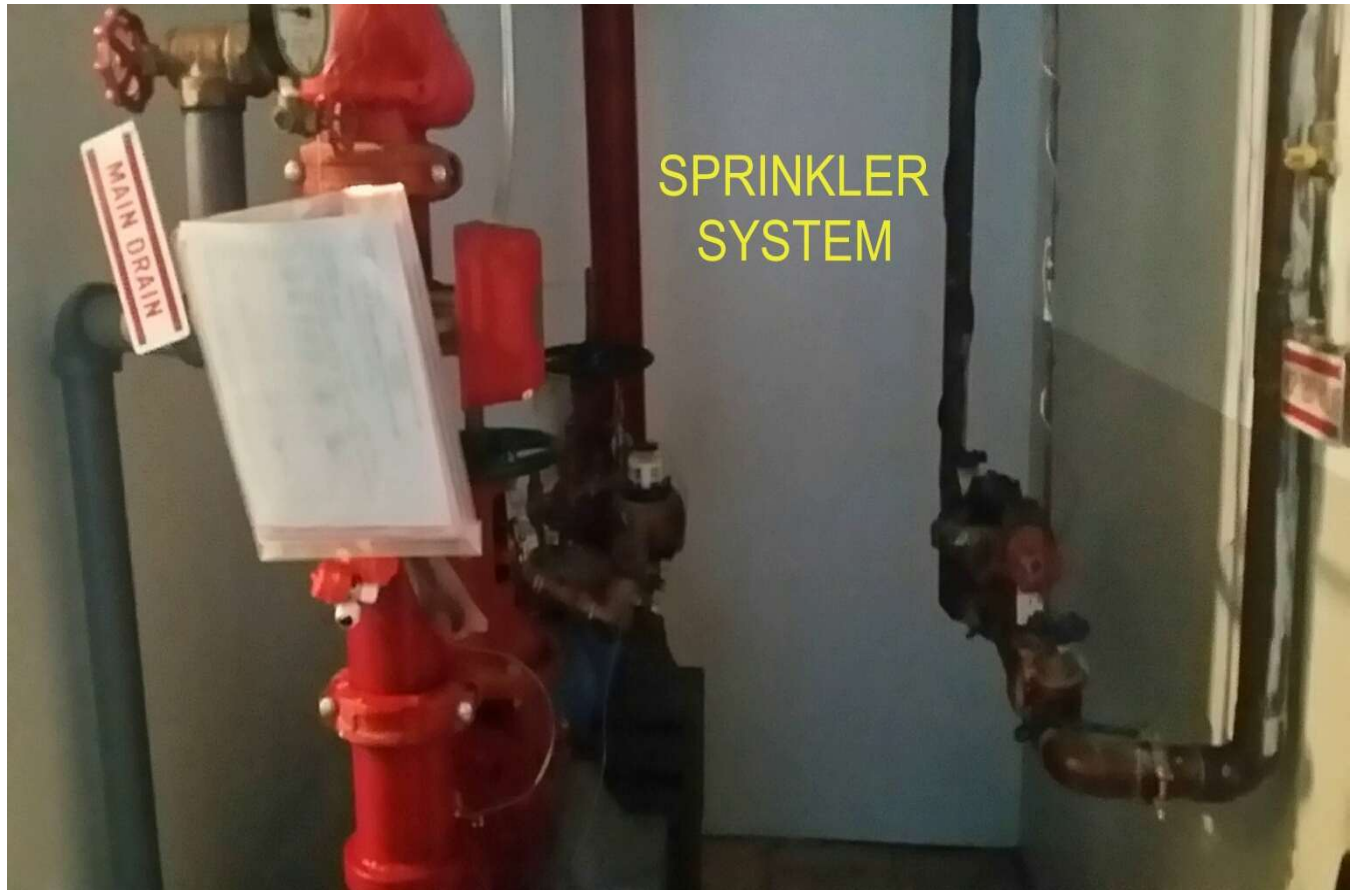


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TAX MAP (up-close)



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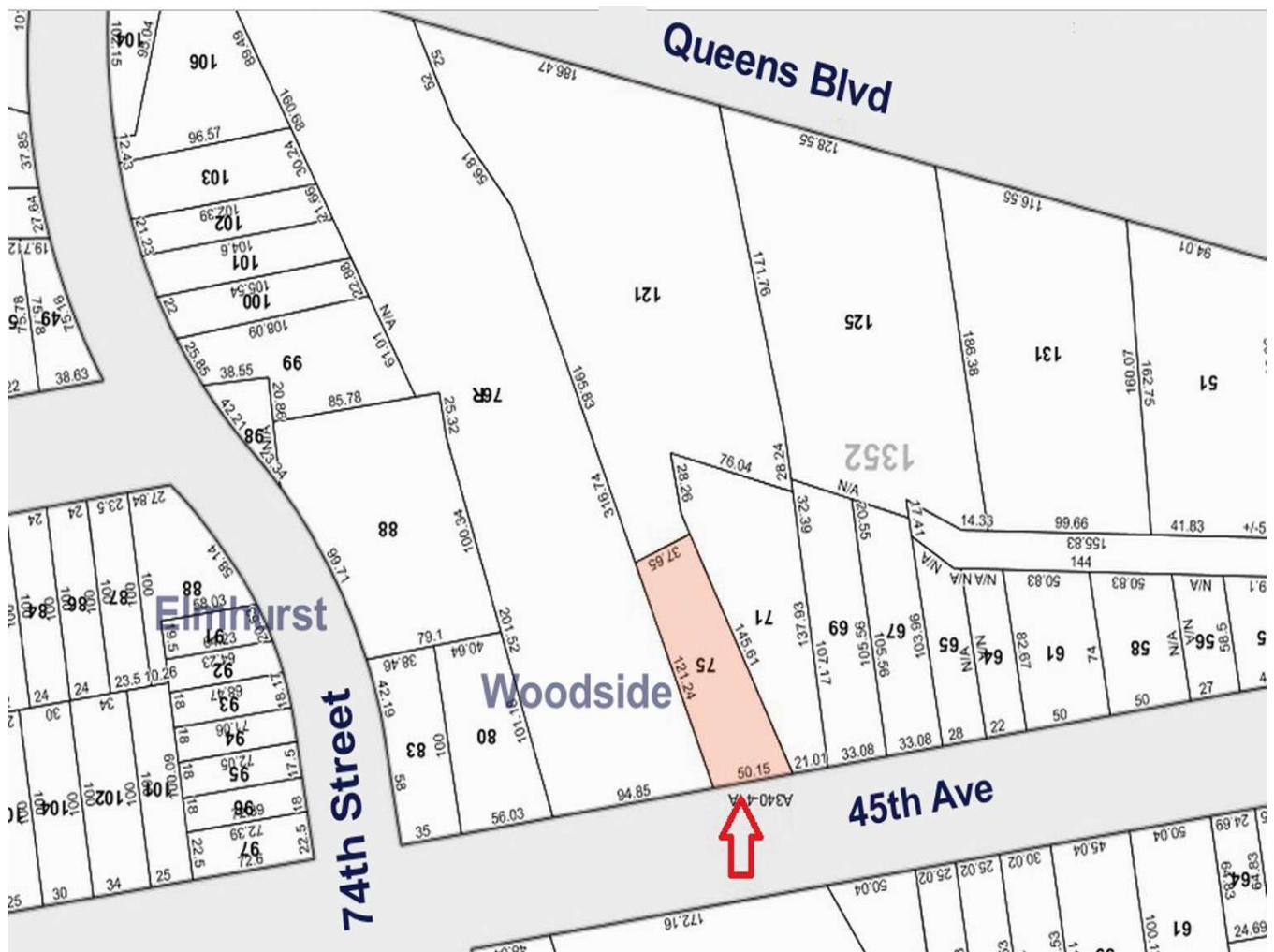
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TAX MAP zoomed out)



BUILDING AND LOT OUTLINE

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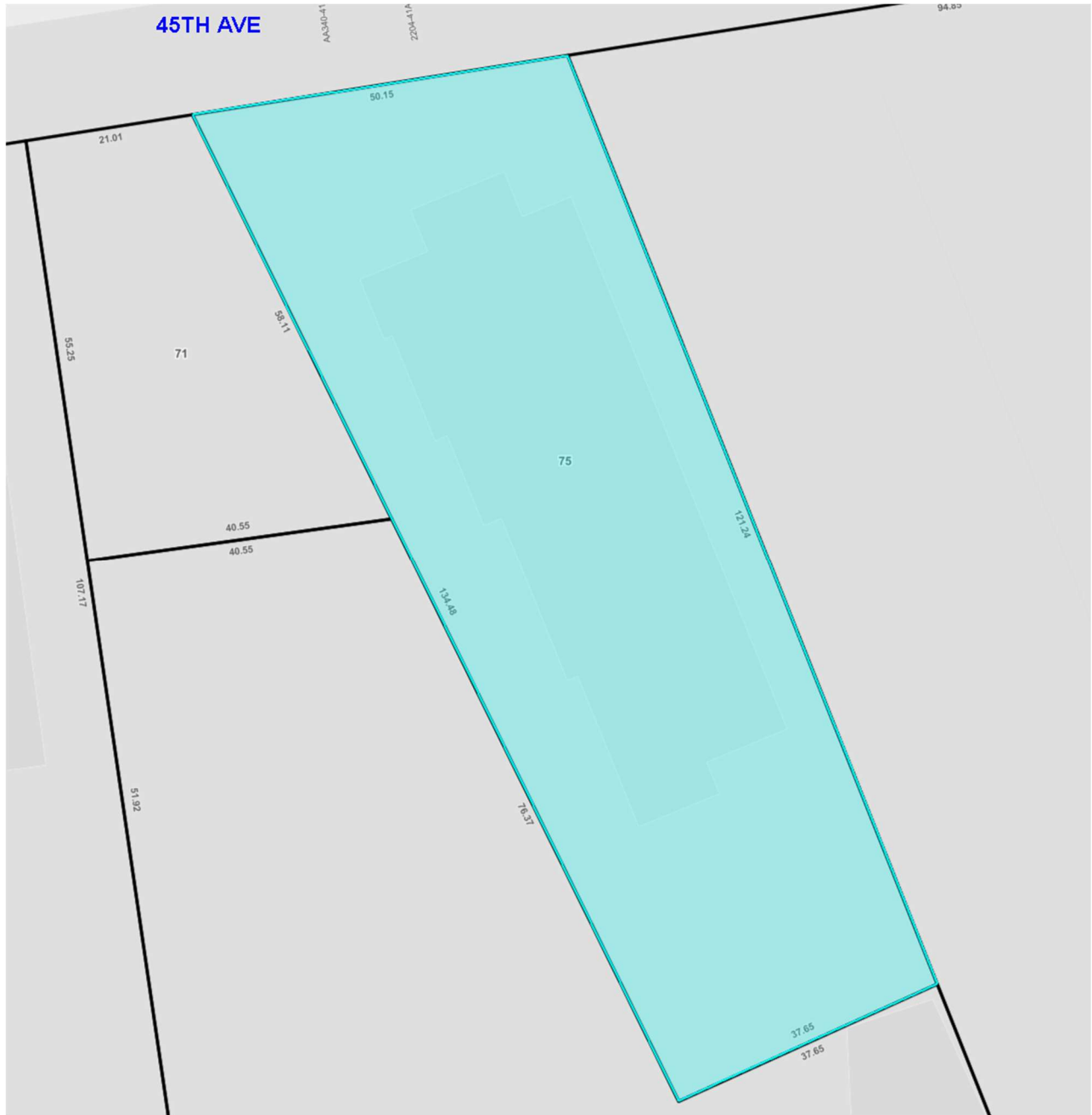
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Building Information

BISWEB

29.4
Building Frontage

7
Total Units

-
Commercial Area

-
Exterior Condition

WalkUp Apt
Building Style

73.6
Building Depth

3
Stories

0
Commercial Units

-
Construction Type

-
External Wall

7,966
Living Area

2006
Year Built

7
Residential Units

3
Stories

Freestanding
Proximity

-
Basements

50.15
Land Frontage

121.24
Land Depth

5,487
Land Area

R5
Zoning

Schools near 72-34 45th Avenue

Rating	School	Grades	Distance
7 /10	P.S. 12 James B Colgate	K to 5	0.2 mi
8 /10	Is 125 Thomas J Mccann Woodside	6 to 8	1.4 mi
3 /10	Newtown High School	9 to 12	0.9 mi
6 /10	Maspeth High School	9 to 12	0.8 mi