

73-02 Roosevelt Avenue

FOR SALE | MIXED-USE APARTMENT BUILDING | WOODSIDE, NY 11377



PROPERTY INFORMATION

CROSS STREETS	Southeast corner of Roosevelt Ave & 73 rd St
BLOCK / LOTS	1305 / 1040, 1041, 1001, 1008, 1009
LOT DIMENSIONS	100' x 102.01' IRR
LOT SIZE	10,200 SF
BUILDING DIMENSIONS	100' x 90' EXT IRR
STORIES	6
TOTAL BUILDING SF	56,799 SF
ABOVE GRADE BUILDING SF	43,118 SF
BUILDING CLASS / YEAR BUILT	RM-CONDOMINIUMS / 2010
ZONING	R6, C2-3 Overlay
FULL RE TAXES (25/26)	\$572,908
ABATED RE TAXES (25/26)	\$123,917

Contact Exclusive Agents for Additional Information:

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For Debt Guidance Contact:

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ASKING PRICE

\$26,000,000

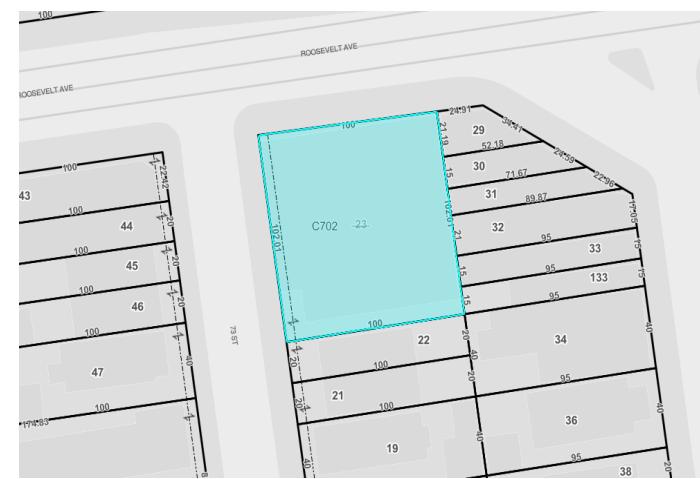
6.1% CAP RATE

31 RESIDENTIAL UNITS & 2 RETAIL UNITS
ATTENDED 74-SPACE PARKING GARAGE
PRIME WOODSIDE LOCATION
56,799 SQ. FT. (43,118 SF ABOVE GRADE)

- **Six-story corner Mixed-Use Apartment Building**
- **2010 construction, approx. 56,799 square foot building (43,118 SF above grade)**
- **97% occupied and cash-flowing, ideal 1031 exchange property**
- **421-A and ICIP Tax Abatements in place with 10-11 remaining years**
- **Prime Woodside location, steps to the Roosevelt Ave-74th St transit hub**

FINANCIAL OVERVIEW

GROSS ANNUAL INCOME	\$2,225,213
ANNUAL EXPENSES	-\$641,289
NET OPERATING INCOME	\$1,583,924



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