



MODERN SPACES
Commercial + Investment Division



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

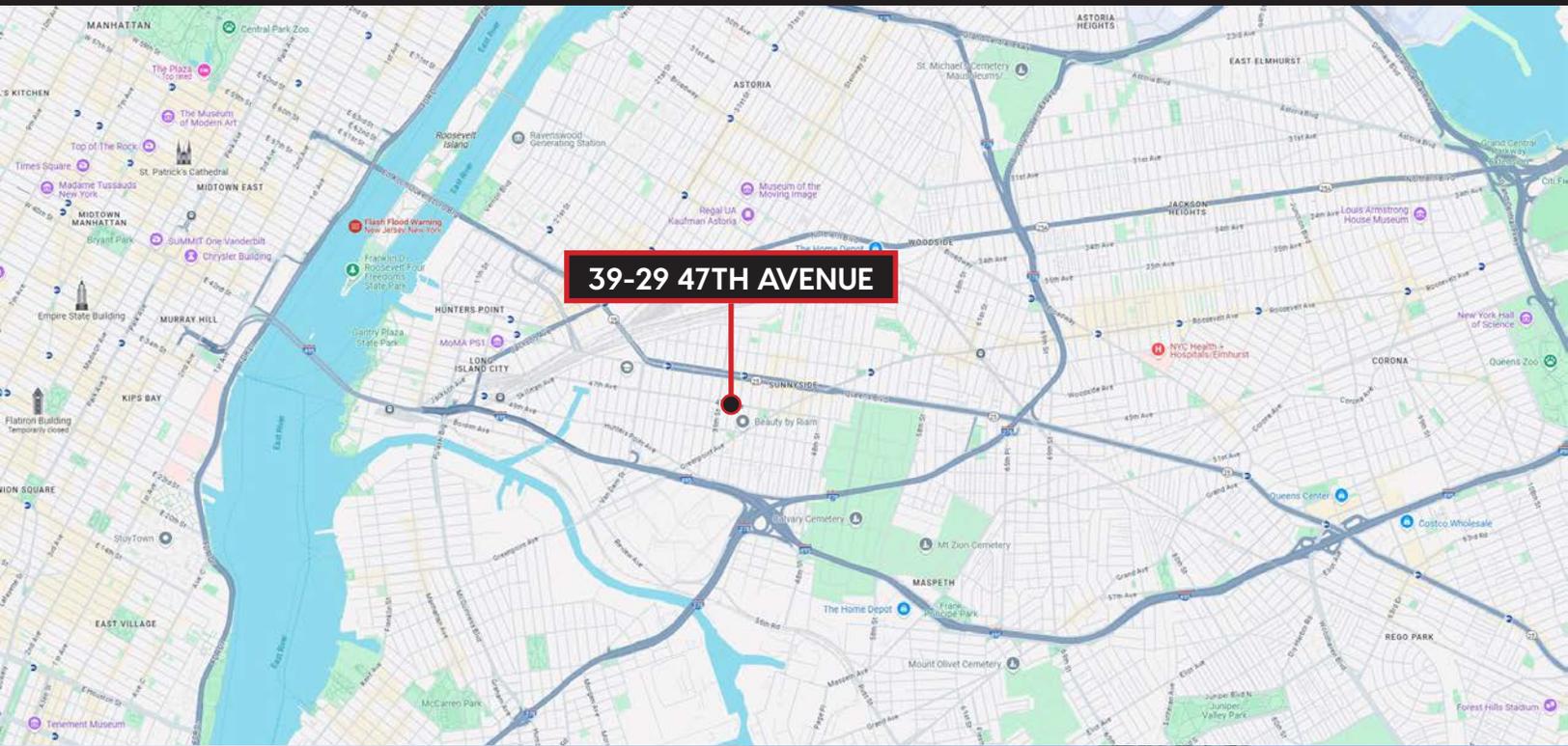
Renovated Mixed-Use Investment For Sale - \$3,500,000

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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: \$261,989

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 FINANCIALS

Unit	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
Moa Coffee	N/A	8/31/2029	N/A	\$1,433	\$17,194
Torossian Associates	N/A	10/31/2026	N/A	\$2,270	\$27,239
LIC Convenience	N/A	7/31/2034	N/A	\$4,326	\$51,912
Pure Bliss Spa	N/A	4/30/2029	N/A	\$2,678	\$32,136
1A	905	10/31/2026	\$51.71	\$3,900	\$46,800
1B	595	9/30/2026	\$41.62	\$1,439	\$17,274
1C	595	9/30/2026	\$76.13	\$3,775	\$45,300
2A	905	10/31/2026	\$51.38	\$3,900	\$46,800
2B	415	6/30/2026	\$70.84	\$2,450	\$29,400
2C	595	9/30/2026	\$67.56	\$3,350	\$40,200
Total				\$29,521	\$354,255

Expenses

Real Estate Taxes (25/26)	\$55,246
Water & Sewer	\$2,530
Insurance	\$4,494
Electric	\$14,010
Repairs & Maintenance	\$7,986
Reimbursements	(\$2,628)
Management	\$10,628
Total Expenses	\$92,266

Effective Gross Income **\$354,255**

Total Expenses **(\$92,266)**

Net Operating Income **\$261,989**

*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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