

FOR SALE



52-22 ROOSEVELT AVENUE

WOODSIDE, NEW YORK

HIGH-END NEW CONSTRUCTION | 10 UNIT RESIDENTIAL CONDO



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THE OFFERING

ASKING PRICE: \$6,700,000

Cushman & Wakefield has been retained on an exclusive basis for the sale of the Residential Condominium at 52-22 Roosevelt Avenue containing 9,731 Sq. Ft. of Residential Space across 10 Units, 3 of which are Designated as Affordable. The subject property is located on the southwest corner of 53rd Street & Roosevelt Avenue



New Construction Condo
Building Built in 2020



Steps from 52nd Street Subway
Station Serviced by the
7 Subway Line



Half Mile From Woodside Long
Island Railroad Station



175 Ft. of Wrap-Around Frontage
Including 40 Ft. of Frontage on
Roosevelt Avenue



10,800 Average Annual Daily
Traffic



Private Elevator & Lobby For
Residential Portion
Located on 53rd Street



Rooftop Deck For Tenants



In Place 35 Year 421- A Tax
Abatement

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PROPERTY INFORMATION

Block:	1321
Lot:	1002
Total Residential Condo Sq. Ft.:	9,731 SF
First Floor Lobby:	904 SF
Apartments:	8,827 SF
Common Rooftop Deck:	1,100 SF
Basement Storage:	1,915 SF
Residential Units:	10
Building Class:	R0
Year Built:	2020
Residential Condo Taxes:	\$16,180



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RENT ROLL

UNIT	TYPE	SQ. FT.	P.P.S.F.	TERRACE SQ. FT.	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
3A	1 BR, 1 BA	983	\$34.79		\$ 2,850	\$ 34,200	M—M
3B (421-A)	1 BR, 1 BA	799	\$34.32		\$ 2,285	\$ 27,420	4/1/2023
3C	1 BR, 1 BA	799	\$33.79		\$ 2,250	\$ 27,000	M—M
3D (421-A)	2 BR, 1 BA	849	\$39.17	925	\$ 2,771	\$ 33,252	9/1/2024
4A	1 BR, 1 BA	990	\$25.45	275	\$ 2,100	\$ 25,200	M—M
4B	1 BR, 1 BA	806	\$33.50		\$ 2,250	\$ 27,000	M—M
4C	1 BR, 1 BA	806	\$33.50		\$ 2,250	\$ 27,000	M—M
4D (421-A)	2 BR, 1 BA	856	\$38.85		\$ 2,771	\$ 33,252	11/1/2024
5A	1 BR, 1 BA	875	\$52.11	612	\$ 3,800	\$ 45,600	M—M
5B	1 BR, 1 BA	1,064	\$35.53	406	\$ 3,150	\$ 37,800	M—M
TOTAL		8,827			\$26,477	\$317,724	

EXPENSES

REAL ESTATE TAXES	\$16,180
BUILDING INSURANCE	\$ 5,200
UTILITIES	\$ 2,400
REPAIRS & MAINTENANCE	\$ 2,200
MANAGEMENT FEE (3%)	\$ 9,532
TOTAL	\$35,512

NET OPERATING INCOME

GROSS RENTAL INCOME	\$317,724
EXPENSES	\$ 35,512
NET OPERATING INCOME	\$282,212



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FOR MORE INFORMATION, CONTACT:

BRIAN SARATH
(718) 215 1500
brian.sarath@cushwake.com

MICHAEL WUEST
(718) 942 3095
michael.wuest@cushwake.com

GURPREET "SONNY" SINGH
(718) 275 5478
sonny.singh@cushwake.com

@SarathSellsQueens  

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