



# 43-22 50th Street

OFFERING MEMORANDUM

WOODSIDE, QUEENS

# \$9,990,000

## 24,750

TOTAL SQUARE FEET

## WOODSIDE

LOCATION

## \$595

\$ / SF

## 5.09%

CAP RATE

## 85 X 100

LOT SIZE

## R7A/C8-1

ZONING

Lin Pan Realty is pleased to present a standout commercial investment opportunity: 4322 50th Street at Woodside. This robust two-story masonry office building combines immediate, stable income with significant future upside in one of Queens' most dynamic and accessible neighborhoods.

Strategically positioned on a prominent corner lot, the property commands exceptional visibility and foot traffic. Its prime location is further amplified by direct adjacency to the Roosevelt Avenue corridor and the Subway 7 line, providing unparalleled access for tenants, clients, and future redevelopment.

## INVESTMENT HIGHLIGHTS

**Substantial Scale & Income:** Features approximately **25,000 square feet** of building area, anchored by a diversified mix of long-term, creditworthy tenants including a bank, medical offices, CPA firms, and government boards, with 8-9 years lease remaining, ensuring reliable cash flow.

**Premium On-Site Amenities:** Includes **19 indoor parking spaces**, a coveted amenity that adds substantial value and convenience.

**Prime Development Potential:** Zoned **R7/C8-1**, this site offers exciting future flexibility for value-add repositioning or potential vertical expansion (subject to approvals), allowing an investor to shape its next chapter.

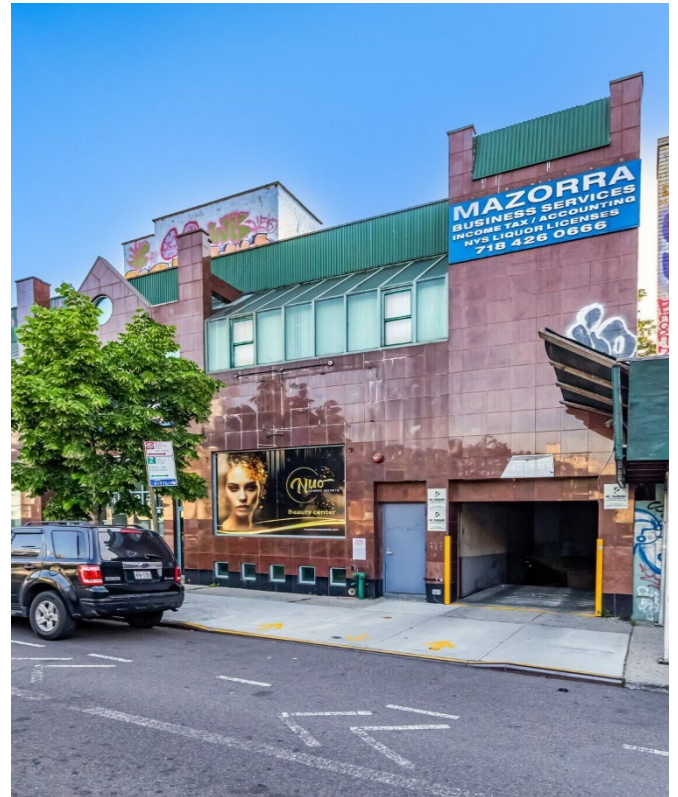
**Ideal Investment Vehicle:** Positioned perfectly for a **1031 exchange**, this asset delivers the dual advantage of solid current income and a clear path to accelerated future returns.



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## 43-22 50<sup>TH</sup> Street

Neighborhood	Woodside
Borough	Queens
Block & Lot	138 / 40
Lot Dimensions	85' x 100'
Land Area	8,260
Year of Built	1955/2015
Property GLA	24,750
Stories #	3
Construction Type	Masonry
Parking	19 Indoor
Building Style	Main Bank
Annual Tax Bill	\$173,400
Zoning	R7A / C8-1



## TAX MAP



TENANT	UNIT	INCOME (monthly)
Woori American Bank	#1A	\$19,708
Nuo Advance Corp	#1B	\$6,365
Mazorra Business	#2A	\$7,717
Community Board	#2B	\$6,956
Latino Support LCSW	#2C	\$5,400
Hallelujah Christian Church	#2E	\$2,163
Parking @ 19	Lower Level	\$3,600

GROSS MONTHLY RENTAL: \$51,909.00  
**GROSS ANNUAL RENTAL: \$622,908.00**

ANNUAL TAX: \$173,400.00  
 - Tenant Pay 60.5% -\$104,959.02  
 INSURANCE: \$20,122.72  
 Maintenance:  
 - Elevator \$4,371.24  
 - Pest Control \$2521.68  
 - Super \$15,600.00  
 - Garbage \$2,678.28  
**TOTAL EXPENSE: \$113,734.90**

**NET ANNUAL INCOME \$509,173**

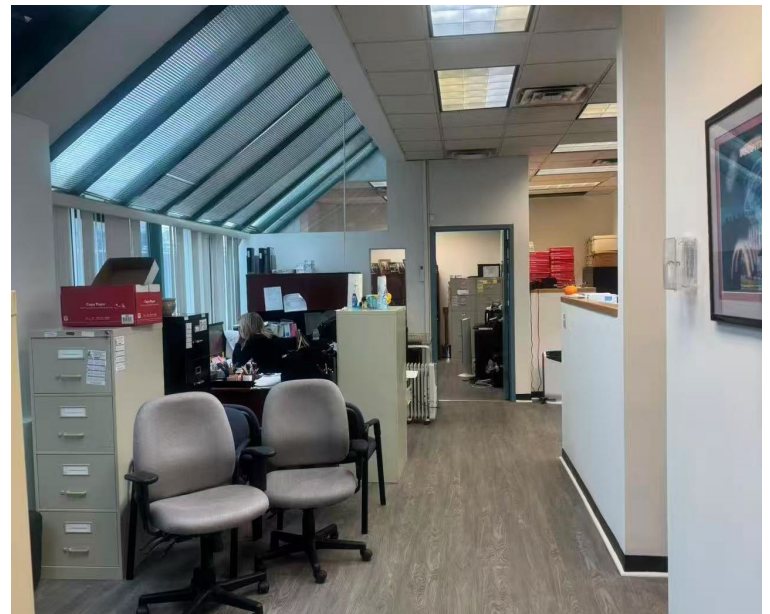
PROPERTY DESCRIPTION  
**EXTERIOR PHOTOS**

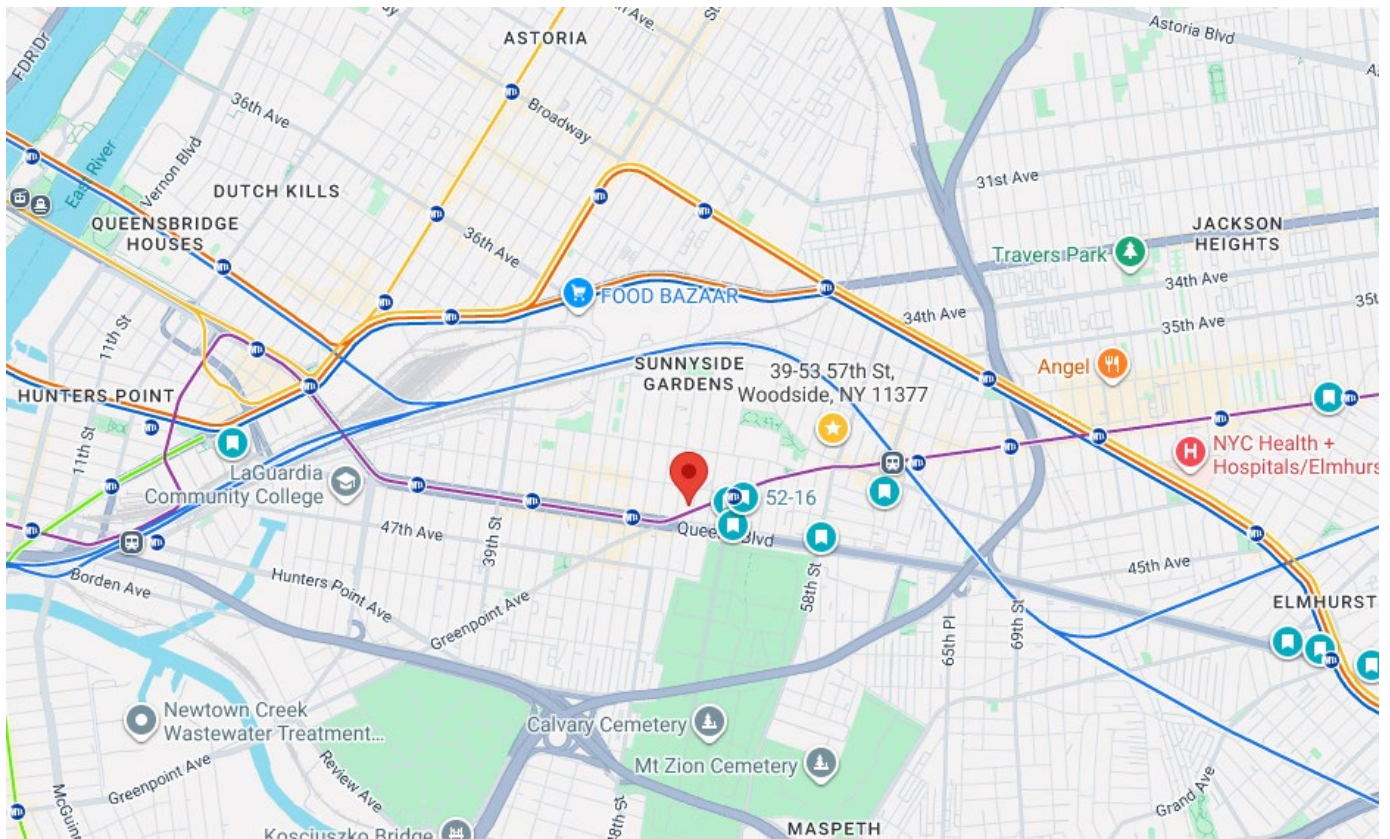
OFFICE BUILDING | 4322, 50<sup>TH</sup> Street, Woodside, 11377



PROPERTY DESCRIPTION  
**INTERIOR PHOTOS**

OFFICE BUILDING | 4322, 50<sup>TH</sup> Street, Woodside





Woodside, Queens, is a diverse, transit-oriented, and increasingly popular residential neighborhood known for its quick access to Manhattan, affordability, and rich multicultural food scene. It features a mix of pre-war apartment buildings, co-ops, and single-family homes. The area offers excellent commuter options, including the 7 subway line, LIRR, and multiple bus lines, making it popular with professionals and families seeking a quieter alternative to city centers.

**Residential Mix:** Woodside has a diverse housing stock, featuring brick apartment buildings, co-ops, and many single-family and multi-family homes. The area is seeing an increase in popularity, driving up demand, though it still offers relative affordability.

**Transportation & Accessibility:** The 7 train serves as the main artery, running along Roosevelt Avenue, and the LIRR station at 61st Street offers direct, fast service to Penn Station, making it ideal for commuters.

**Parks and Local Amenities:** Woodside is renowned for its diverse culinary scene, featuring a high concentration of Filipino, Thai, Irish, and Latin American restaurants. A wide variety of grocery stores, local shops, and cafes are available, particularly along Roosevelt Avenue and 61st Street.

# 43-22 50<sup>TH</sup> Street

Woodside, NY 11377

## Commercial Team Contact

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