

For Sale or Lease: Beautifully Renovated Owner/User Opportunity

92-03 Jamaica Ave. - Woodhaven, NY 11421

\$2,280,000 | 6.00% Cap



Contact Brokers for More Information

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Bryan Altamirano
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Matthew Colantonio
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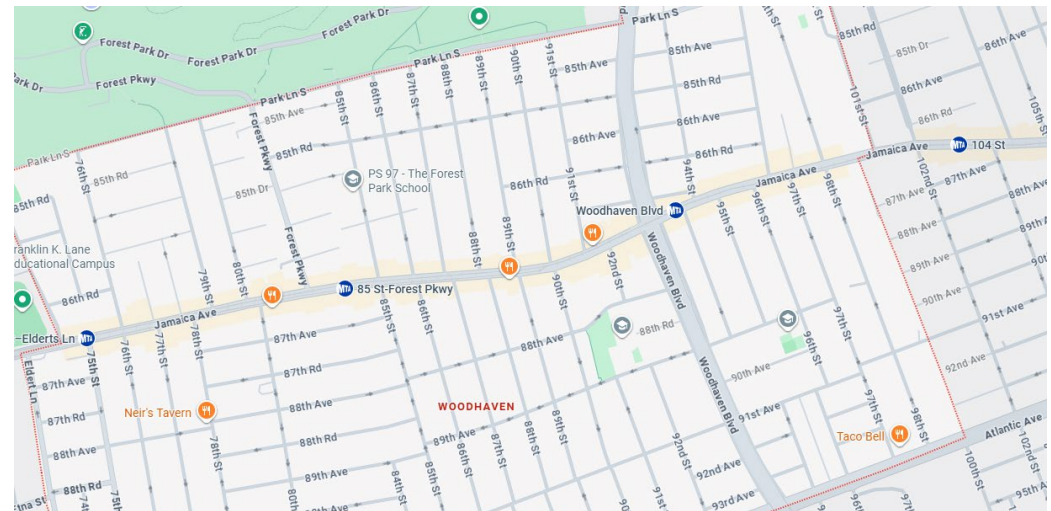
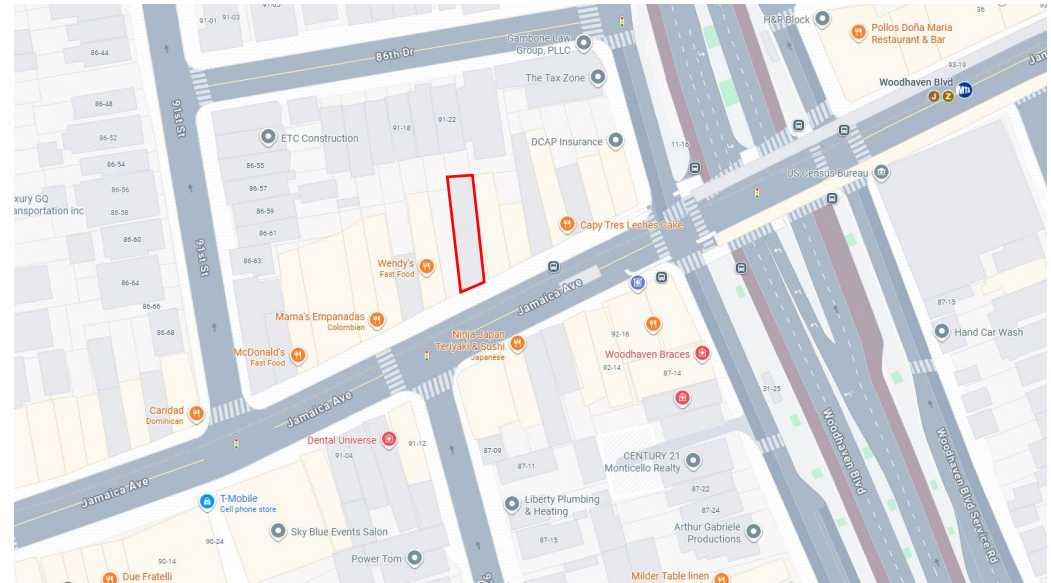
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Deal Highlights

- Extensively renovated in 2021 with \$350,000+ invested in the office build-out
- Premium finishes and modern systems, move-in ready with no capex required
- 1 block to Woodhaven Blvd J/Z, direct access to Midtown and Lower Manhattan
- Ideal for owner-users: operate your business from a fully renovated office while residential tenants pay down your basis

Property Information

Address	92-03 Jamaica Ave
City State Zip	Queens, NY 11421
Cross Streets	Jamaica Ave & Woodhaven Blvd
Neighborhood	Woodhaven
Block & Lot	8870-57
Lot Dimensions	20.67 ft x 89.25 ft
Lot SF	1,840
Building Dimensions	20 ft x 54 ft
Building SF	3,640
Year Built / Renovated	1931 / 2021
Stories	3
FM Residential Units	2
Commercial Units	1
Total Units	3
Zoning	R6A, C1-4
FAR	3.00
Tax Class	1
Tax Year	2026-2027
Full Tax Bill	\$8,291



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In-Place Rent Roll

Commercial Revenue			
Unit #	SF	Rent/Month	\$/SF
Law Office – Delivered Vacant	1,492	\$8,000	\$64
Monthly Commercial Revenue		\$8,000	\$64

Residential Revenue			In-Place
Unit #	Layout	LXP	Rent/Month
1	2 Bed / 1 Bath	MTM	\$2,885
2	3 Bed / 1 Bath	12/31/26	\$3,656
Monthly Residential Revenue			\$6,541
Total Monthly Revenue			\$14,541
Total Annual Revenue			\$174,492

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In-Place Financial Overview

Financial Overview		In-Place
Revenue		
Gross Commercial Revenue		\$96,000
Gross Residential Revenue		\$78,492
Total Gross Revenue		\$174,492
Vacancy and Credit loss	3%	(\$5,235)
Effective Gross Income		\$169,257
Expenses		In-Place
Real Estate Taxes	Actual	\$8,291
Water and Sewer	Estimated	\$2,550
Insurance	Estimated	\$5,460
Repairs & Maintenance	Estimated	\$1,650
Management	5% of EGI	\$8,463
Common Electric	Estimated	\$1,456
Heat	Estimated	\$4,550
Total Operating Expenses		\$32,420
Net Operating Income		\$136,837

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Property Photos – Apartment Units



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Property Photos – Office Unit



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Area Retail



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Demographics

Population	0.25 miles	0.5 miles	1 mile
2010 Population	8,036	28,913	90,915
2020 Population	8,693	31,309	99,321
2025 Population	8,520	30,533	96,623
2030 Population	8,406	30,050	95,012
2010-2020 Annual Rate	0.79%	0.80%	0.89%
2020-2025 Annual Rate	-0.38%	-0.48%	-0.52%
2025-2030 Annual Rate	-0.27%	-0.32%	-0.34%
Households			
2010 Total Households	2,449	8,963	27,516
2020 Total Households	2,595	9,570	29,535
2025 Total Households	2,564	9,458	29,182
2030 Total Households	2,550	9,401	28,984
2010-2020 Annual Rate	0.58%	0.66%	0.71%
2020-2025 Annual Rate	-0.23%	-0.22%	-0.23%
2025-2030 Annual Rate	-0.11%	-0.12%	-0.14%
2025 Average Household Size	3.31	3.22	3.30
Wealth Index	86	83	78
Median Household Income			
2025 Median Household Income	\$91,299	\$88,074	\$86,936
2030 Median Household Income	\$108,602	\$98,262	\$98,961
2025-2030 Annual Rate	3.53%	2.21%	2.62%
Average Household Income			
2025 Average Household Income	\$126,950	\$118,929	\$116,202
2030 Average Household Income	\$142,412	\$132,229	\$129,726



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Schuckman Realty Inc. Investment Sales Team

SCHUCKMAN REALTY'S INVESTMENT SALES TEAM BRINGS VAST AND NUANCED MARKET KNOWLEDGE, INSIGHT, EXPERIENCE, AND INGENUITY TO YOUR PORTFOLIO FROM INCEPTION TO COMPLETION. OUR TEAM OFFERS EXPERTISE ALONG ALL ASSET CLASSES WITHIN THE NYC-METRO, LONG ISLAND, AND SURROUNDING MARKETS IN DETERMINING A PROPERTY'S BEST USE IN TERMS OF VALUE TO OUR CLIENTS, OWNERS, AND INVESTORS.

EACH TEAM MEMBER PROVIDES A UNIQUE SPECIALIZATION:

- NYC MULTIFAMILY AND DEVELOPMENT
- NYC ZONING AND RESIDENTIAL RENTAL LAWS
- NYC AND LONG ISLAND RETAIL
- INDUSTRIAL MARKETS
- SHOPPING CENTERS THROUGHOUT THE TRI-STATE AREA

EXTENSIVE EXPERIENCE IN THE **NATIONAL SINGLE-TENANT NET LEASED RETAIL MARKET** AND REGULARLY REPRESENT OWNERS AND BUYERS OF STNL RETAIL.

TRACK AND SERVICE THE ALWAYS-GROWING **1031-EXCHANGE** COMMUNITY.

SCHUCKMAN REALTY'S OVER 40-YEAR OPERATING HISTORY HAS TOUCHED EVERY SINGLE CORNER OF NYC AND LONG ISLAND AND ALLOWS OUR INVESTMENT SALES TEAM TO TAP INTO UNRIVALED HISTORICAL OWNERSHIP AND TENANT RELATIONSHIPS. WE LEVERAGE OUR COLLABORATIVE RETAIL LEASING TEAM TO ASSIST OUR CLIENTS WHO OWN RETAIL AND MIXED USE AND GO BEYOND OPINIONS AND TAKE ACTION. OUR PROPRIETARY INVESTOR DATABASE AND MARKETING STRATEGIES PROVIDE ACCESS AND EXPOSURE TO INVESTORS NOT ONLY IN NYC AND LONG ISLAND, BUT AROUND THE WORLD AND OUR EXTENSIVE RESEARCH AND VETTING PROCESS FURNISHES UP-TO-DATE, ACTIONABLE MARKET KNOWLEDGE. THE PROVEN SALES AND MARKETING TEAM AT SCHUCKMAN REALTY TAKES A CREATIVE, DATA-DRIVEN APPROACH TO MAXIMIZE VALUE. SCHUCKMAN REALTY HAS EXTENSIVE RELATIONSHIPS, WITH ACCESS TO QUALIFIED BUYERS, AND A PROVEN TRACK RECORD OF SUCCESS.

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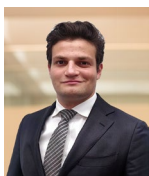
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