



E REALTY INTERNATIONAL CORP.
順成國際房地產公司

47-15 47TH STREET,
WOODSIDE NY 11377

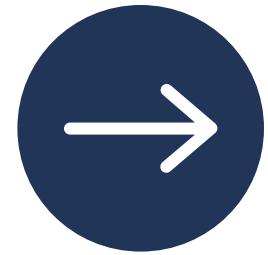
www.ivanlin.com





PRIME INVESTMENT

SIX-FAMILY HOME (WOODSIDE)



Rare Six-Family Brick Home in one of Queens' most sought-after neighborhoods (Woodside). Discover the perfect blend of comfort, convenience, and investment potential at this exceptional property in the heart of Woodside. Whether you're seeking a personal residence or a smart addition to your portfolio, this versatile gem checks every box. Solid Brick Construction – Durable, low-maintenance, and built to last. Six Legal Units – Ideal for generating consistent rental income or multi-generational living. Woodside's growing popularity makes this a prime spot for consistent rental income and long-term appreciation. Just steps from Roosevelt Avenue, 7 train, LIRR, and multiple bus lines. Enjoy effortless access to Manhattan, Long Island, and beyond. Surrounded by diverse dining, shopping, and cultural experiences. From cozy cafés to international cuisine, everything is within reach. Close to schools, parks, supermarkets, and medical facilities. Perfect for families, professionals, or investors seeking reliable tenants. Whether you're looking to settle into a well-connected neighborhood or capitalize on Woodside's rising market, it offers unmatched value and potential.



OFFERED AT \$1,880,000



HIGHLIGHTS

LOCATION

- Steps from Roosevelt Ave, 7 Train, LIRR & multiple buses
- Easy access to Manhattan, Long Island & more
- Surrounded by diverse dining, shopping & cultural spots
- Close to schools, parks, supermarkets & medical facilities

- Solid Brick Construction- Durable and Low-Maintenance
- 6 legal units-Ideal for rental income and multi-generational living
- Private yard + spacious basement (1680 sqft)
- Increase demand from renters and buyers
- Long-term appreciation in a growing Queens hotspot



PROPERTY FACTS

- Zoning : R5
- Year Built: 1923
- Building (Living) Area: 5040 sqft
- Basement: 1680 sqft
- Lot Size: 2565 sqft
- Electric Meters: 7
- Gas Meters: 6
- Newly roof and brand new boiler



INCOME AND EXPENSE



Income:

Unit 1F: \$1642
Unit 1R: Owner-occupied est \$2800
Unit 2F: \$1178
Unit 2R: \$1957
Unit 3F: \$2056
Unit 3R: \$2289

Total: \$143,064 (Yearly)

Expense:

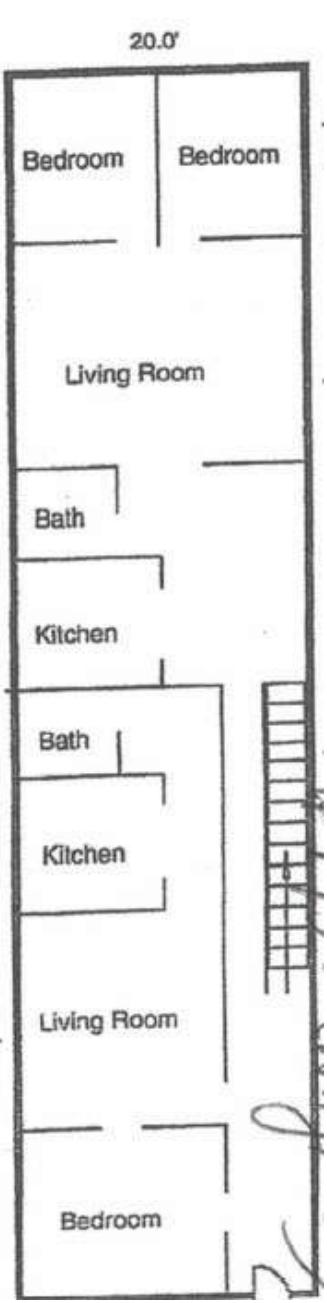
Tax: \$23,122.64
Insurance: \$4500
Gas: \$5100
Water: \$3000
Maintenance: \$3000

Total: \$38,722.64 (Yearly)

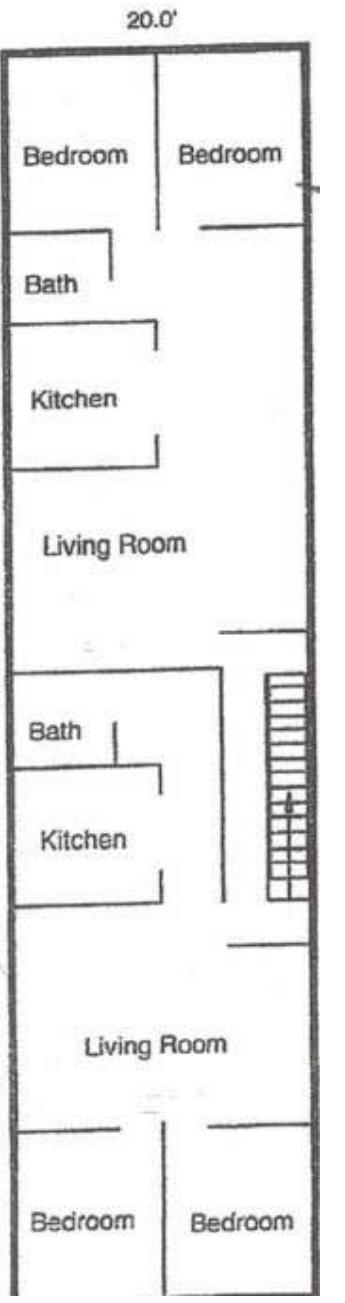
Net: \$104,341.40 (Yearly)

CAP RATE
5.55%

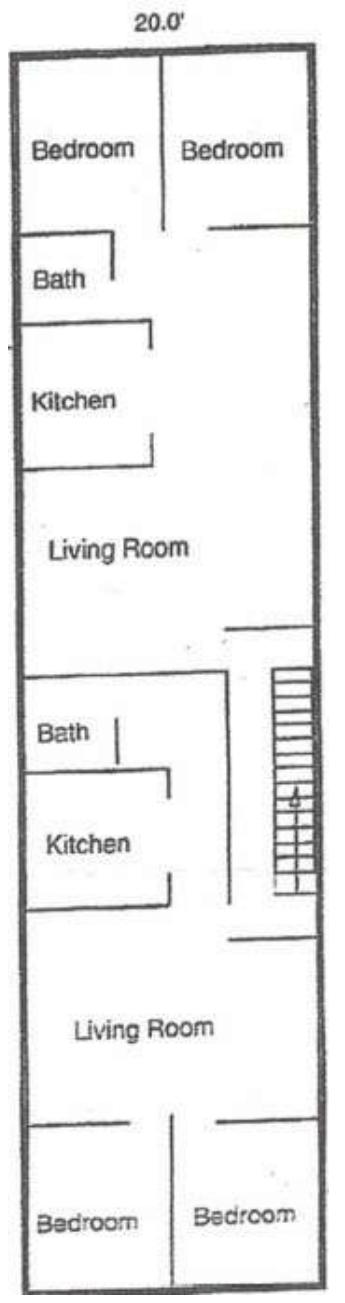
FLOOR PLAN



First Floor



Second Floor



Third Floor



0-19 20-39 40-59 60-79 80-100

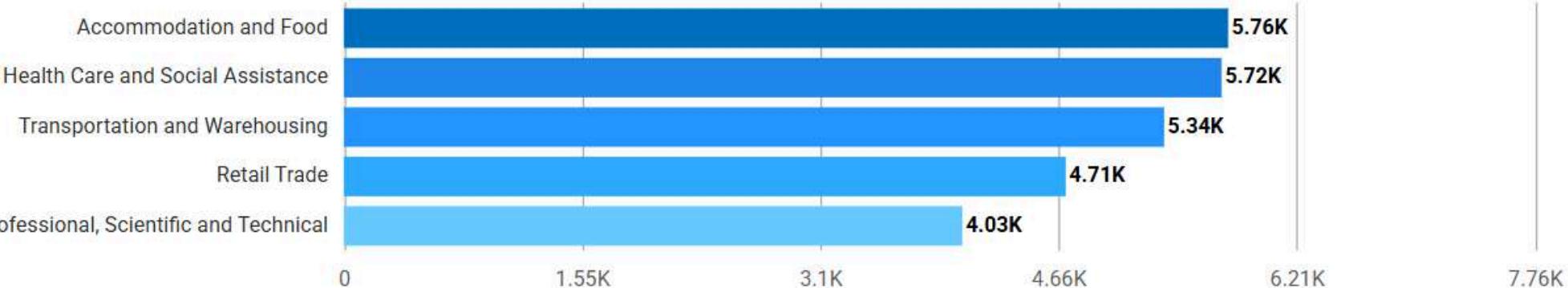
KEY FACTS AND STATS WOODSIDE



A score over 50 is above average

Housing Affordability & Access	51
Neighborhood Access to Life, Work & Play	87
Transportation Safe & Convenient Options	88
Environment Clean Air & Water	51
Health Prevention, Access & Quality	59
Engagement Civic & Social Involvement	52
Opportunity Inclusion & Possibilities	54

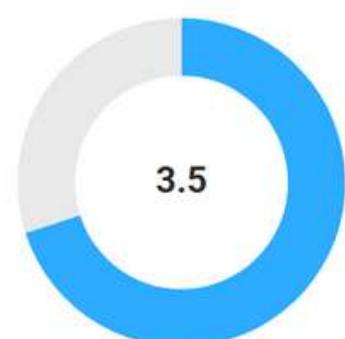
Top Five Occupations



Source: U.S. Census

Walkability Scores (out of 5)

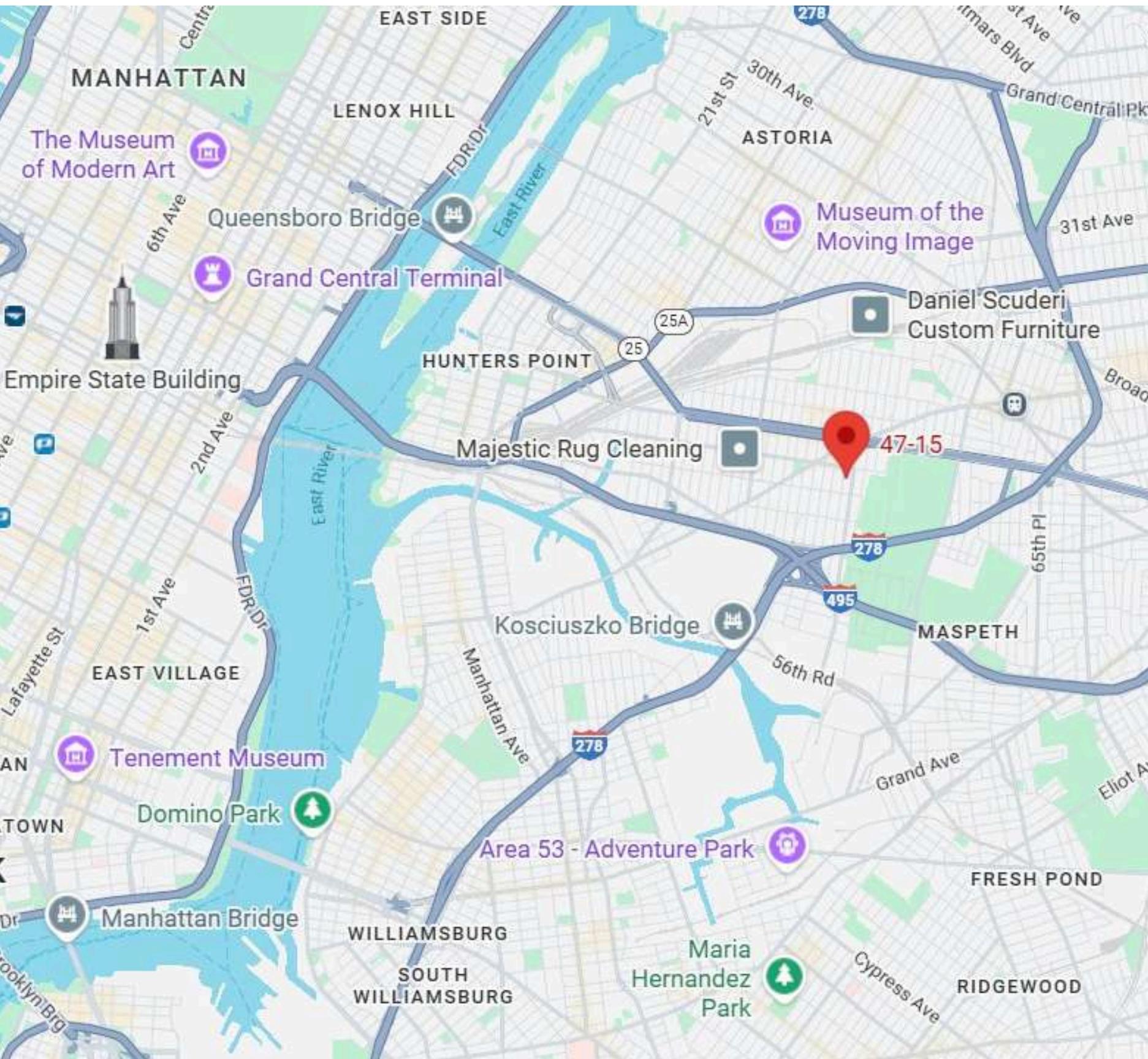
Overall Score



47-15 47TH

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FUTURE PLANS

Woodside is riding the momentum of Queens' real estate boom, with exciting new developments and infrastructure upgrades underway.

- New Residential Projects
- Transit-Oriented Expansion
- Commercial Revitalization
- Investment Outlook: Rising rental demand and property values, strategic location between Long Island City and Flushing makes Woodside a prime target for future appreciation.



IVAN LIN

LICENSED REAL ESTATE SALESPERSON
LOAN OFFICER NMLS: 2462401



EMAIL
info@ivanlin.com

PHONE
646-866-8728

ADDRESS
39-07 Prince Street 4D
Flushing, NY 11354 (Queens)
40 Cutter Mill Road 400
Great Neck, NY 11021 (Long Island)

WEBSITE
www.ivanlin.com



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