



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

47-15 47<sup>TH</sup> STREET,  
WOODSIDE NY 11377

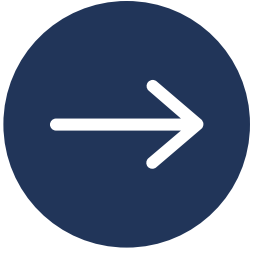
[www.ivanlin.com](http://www.ivanlin.com)







# 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



## 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

## HIGHLIGHTS

- 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

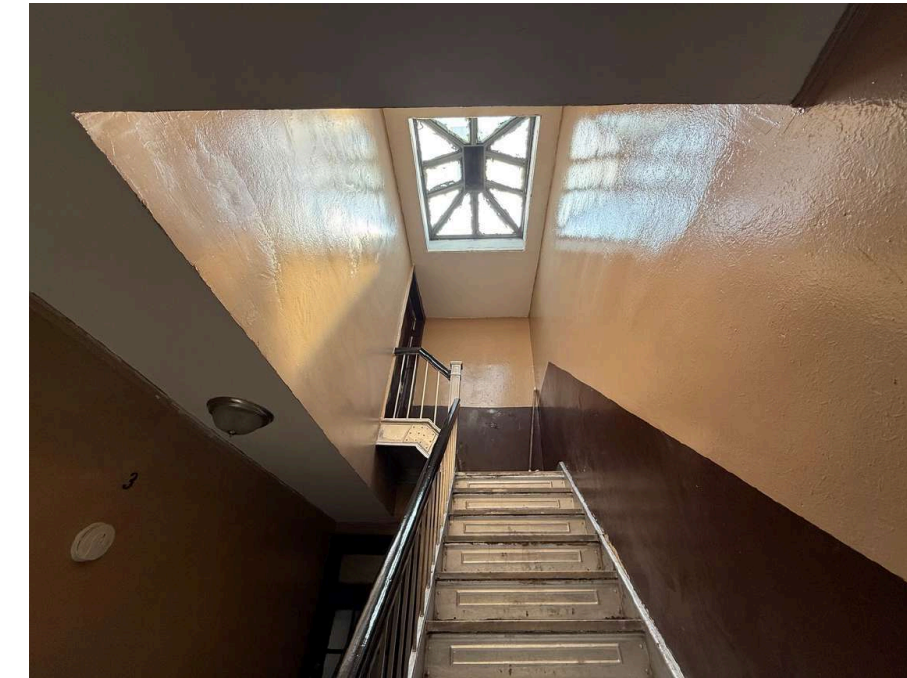




# PROPERTY FACTS

- 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

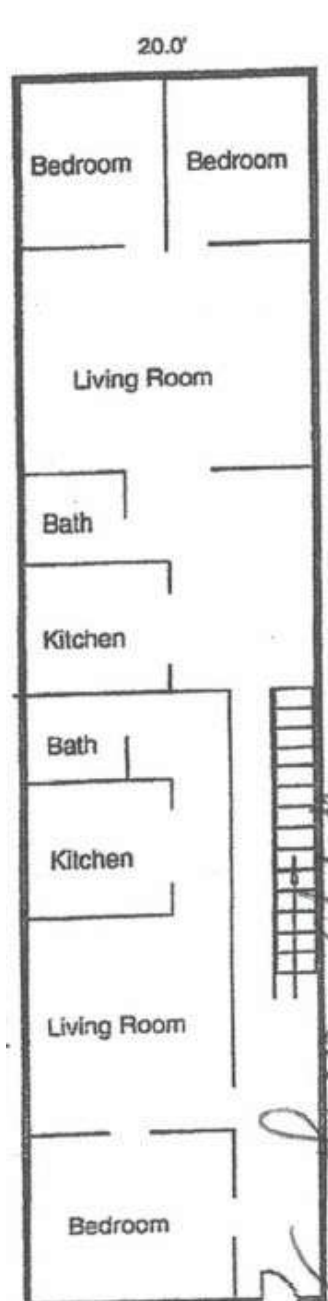
**Total: \$38,722.64 (Yearly)**

**Net: \$104,341.40 (Yearly)**

**CAP  
RATE**  
**5.55%**



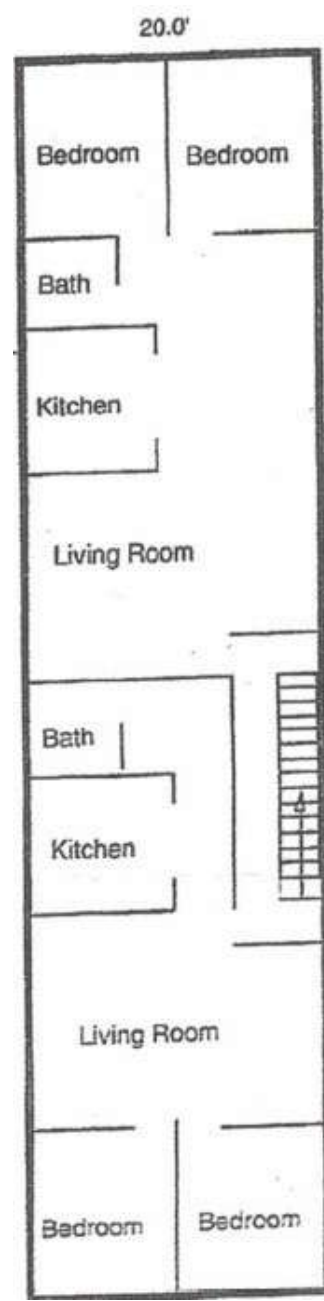
# FLOOR PLAN



First Floor



Second Floor



Third Floor







# KEY FACTS AND STATS WOODSIDE



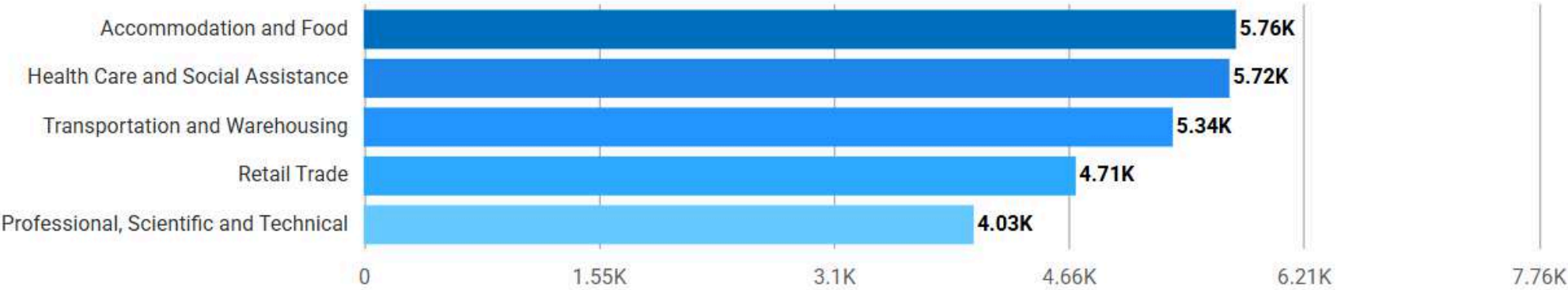
## AARP Livability™ Index for 11377 ⓘ

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



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

## Top Five Occupations ⓘ



Source: U.S. Census

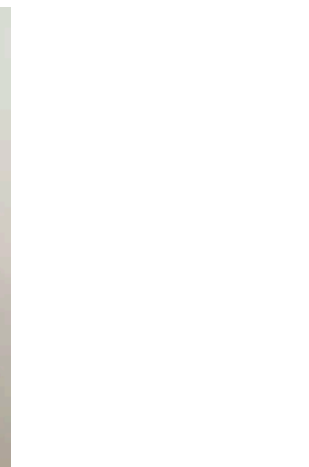
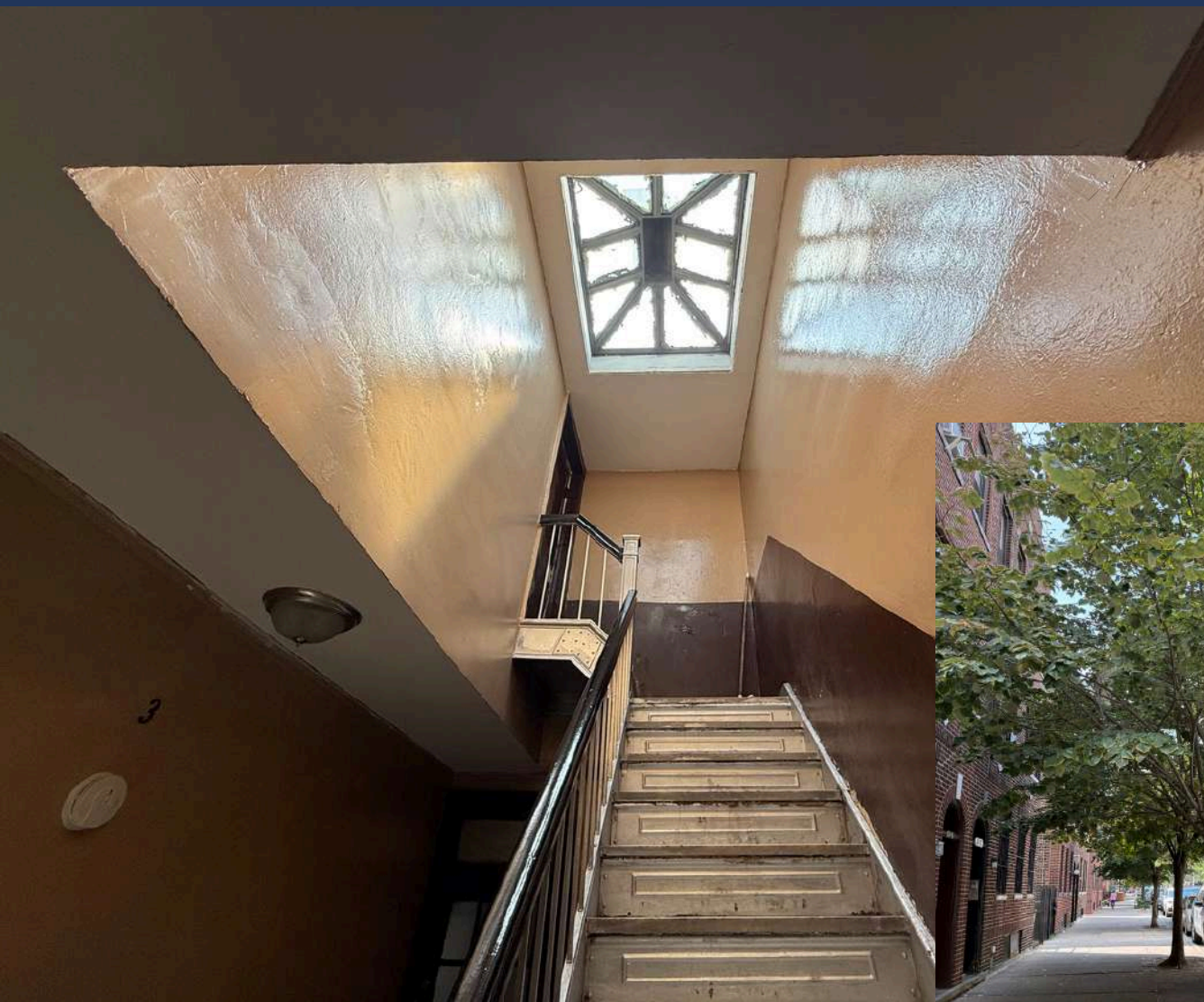
## Walkability Scores (out of 5) ⓘ



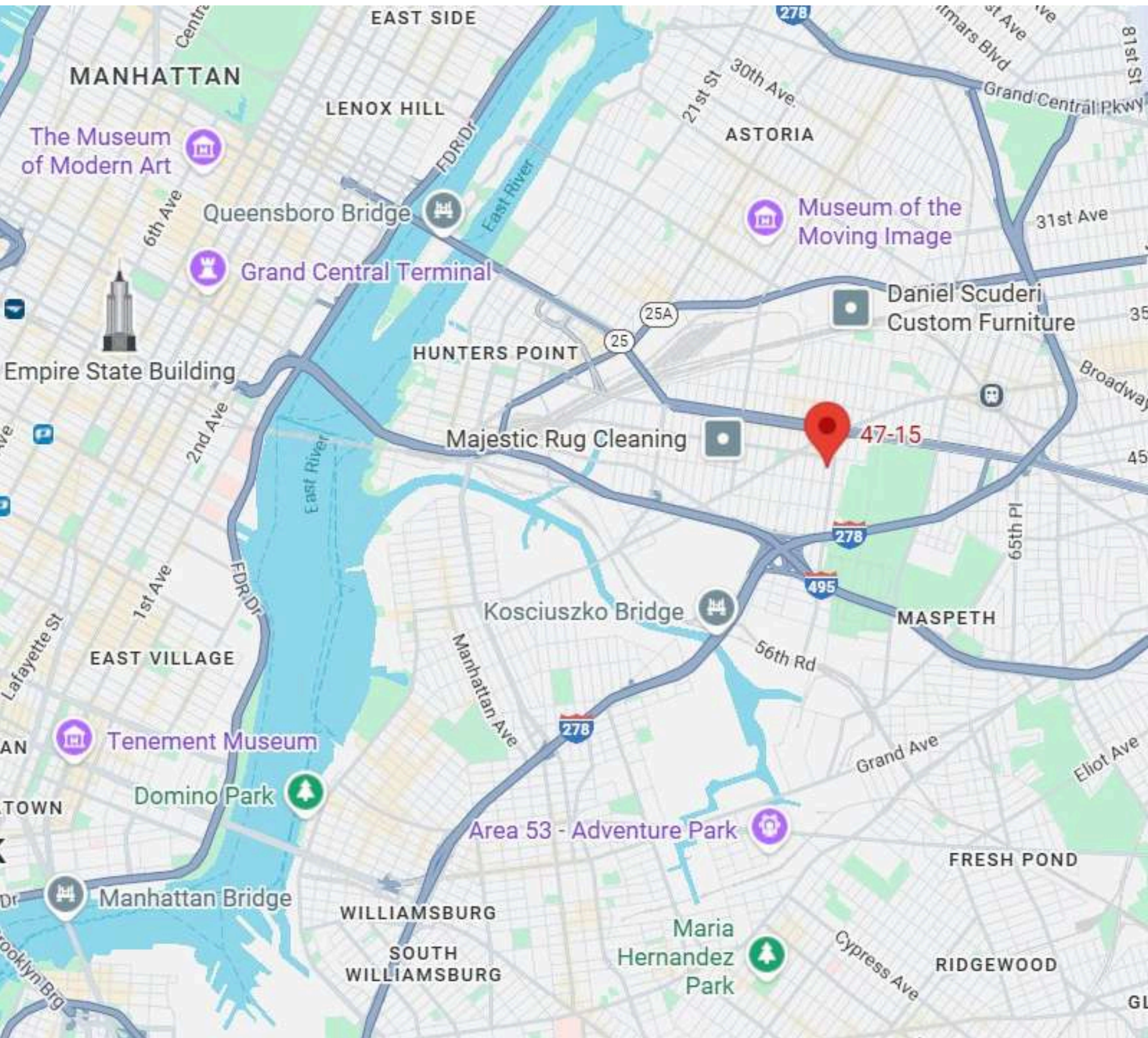


# 47-15 47TH

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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.





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