



MODERNSPACES

Commercial + Investment Division



THE GWEN - 46-15 48TH AVENUE, WOODSIDE, NY 11377

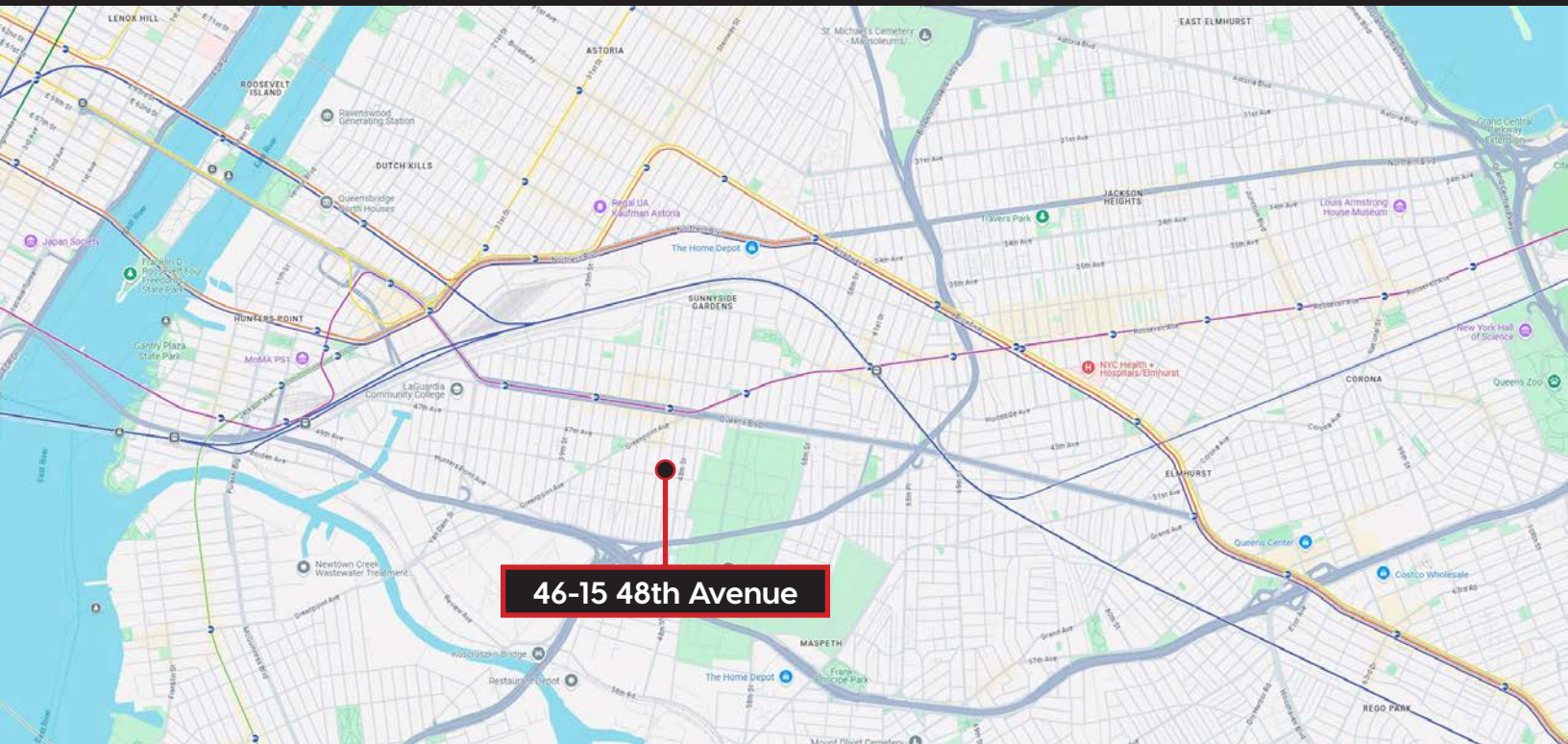
Fully Renovated 6 Unit Mixed-Use Investment For Sale - \$3,250,000

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PROPERTY INFORMATION

Address:	46-15 48th Avenue, Woodside, NY 11377
Block / Lot:	2284 / 55
Lot Dimensions / Size:	20' x 100' / 2,000 S.F. (Approx.)
Zoning:	R5 / C1-2
Building Dimensions / Size:	20' x 80' / 4,800 S.F. (Approx.)
Stories / Residential Units:	3 / 5
Retail Units:	1
Net Operating Income:	\$210,739.20
Real Estate Taxes (24/25):	\$16,785

CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — EVAN@MODERNSPACESNYC.COM

EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY FINANCIALS

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
Retail	N/A	1,500	12/31/2026	\$33.95	\$4,243.60	\$50,923.20
1R	2 / 1	570	10/31/2025	\$65.26	\$3,100.00	\$37,200.00
2F	3 / 2	760	8/31/2025	\$54.47	\$3,450.00	\$41,400.00
2R	2 / 1	570	3/31/2026	\$60.00	\$2,850.00	\$34,200.00
3F	3 / 2	760	5/31/2026	\$55.26	\$3,500.00	\$42,000.00
3R	2 / 1	570	9/30/2025	\$60.00	\$2,850.00	\$34,200.00
Total					\$19,993.60	\$239,923.20

Expenses

Real Estate Taxes (24/25)	\$16,785
Water/Sewer	\$3,500
Insurance	\$4,899
Electric	\$2,000
Repairs & Maintenance	\$2,000
Total Expenses	\$29,184

Effective Gross Income	\$239,923.20
Total Expenses	(\$29,184)

Net Operating Income **\$210,739.20**

*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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