

Price: \$3,350,000

#### 12 Unit Multi-Family, 7.26% Cap Rate

4132 53rd St, Woodside, NY 11377



12 Family building next to Roosevelt Avenue,

One block from Sunnyside & 15 min

to Manhattan. Desirable location

Only Half a Block from 52nd St. Woodside, #7 Train, a 5 min walk from the LIRR 61st St Station.

Building is in excellent condition. All units renovated. All units lead free. Market rate rents.

Six 1 bedroom and Six large studio apts.

Multi-zoned property. Residential or mixed, residential/commercial. {residential/retail/professional office}

Buildable additional space 1381sq ft. Full unfinished basement with possibilities for additional income.

Rental income over \$298,041

Expenses \$54,771 Net income \$243,270

Buyers agent commission 3%.

Call Raymond Pastore 718-224-1818

#### **Raymond Pastore**

rwpastore@msn.com (718) 224-1818

#### **Raymond Pastore**

41-32 53rd St Woodside, NY 11377 Prime location High rental income Excellent condition, all units renovated, all lead free. Reasonable expenses

Easy Self management with onsite super, eliminates need for outside management expense.

3% Buyers agent commission



Building Photo



**Building Photo** 

Unit/Room Mix Information			
Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	6	Negotiable	420
1+1	6	Negotiable	420

### Property Photos





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**Building Photo** 4132-53rd-St-Woodside-34

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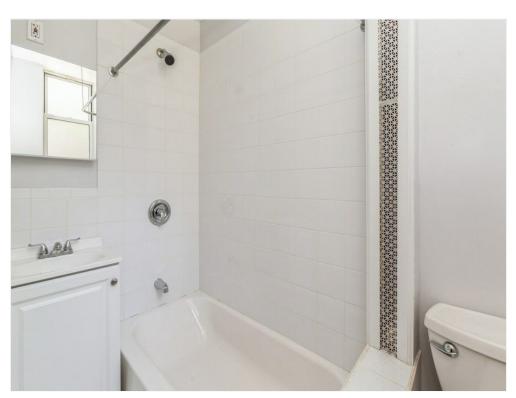
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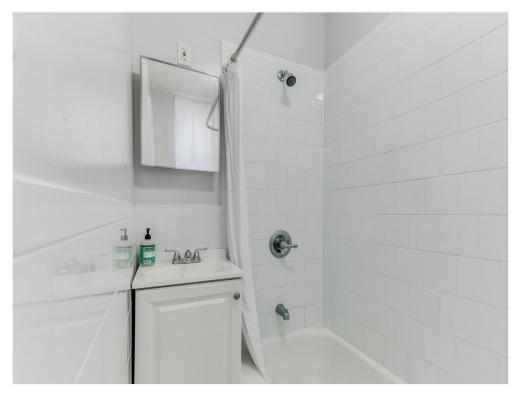
**Building Photo** Interior Photo

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#### Location

