

12 Unit Multi-Family, 7.26% Cap Rate

4132 53rd St, Woodside, NY 11377

Presented by
Raymond Pastore

Price: \$3,350,000



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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

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Building Photo



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Unit/Room Mix Information

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

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Property Photos



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Interior Photo

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Location

