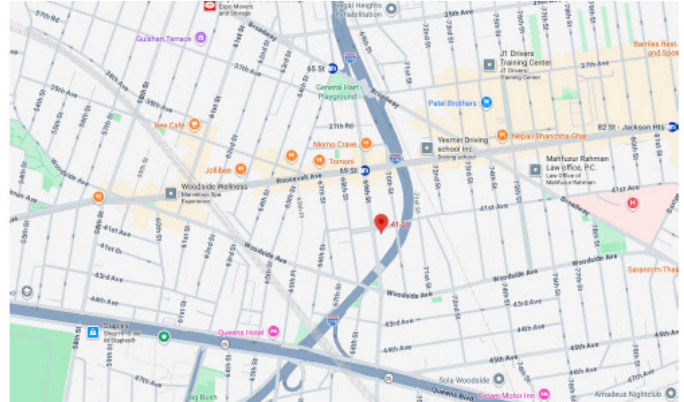


# 41-01 69TH STREET

WOODSIDE, QUEENS | OFFERING PRICE: \$2,799,000



### Building Summary

Block/Lot	1309/30
Building Dimensions	40X85
Building Size (SF) Apx	3,400
Stories	4
Tax Class	C
Zoning	R5-D
FAR	3.57

### Acquisition Metrics

Acquisition Cap Rate (In Place)	4.5%
Net Operating Income	\$125,158.00
Price Per Unit	\$147,315.78

### Unit Breakdown

Free Market	N/A	N/A
Stabilized	100%	19
Rent Control	N/A	N/A
Commercial	N/A	N/A
<b>Total Units</b>		<b>19</b>

### Income/Expense Summary

#### Income: In-Place

	Total	Total
Residential Income	\$23,260	\$279,120
Commercial Income	N/A	N/A
Tax Reimbursements	N/A	N/A
Utility Reimbursements	N/A	N/A
Vacancy (4% Resi, 3% Comm)	\$0	\$0
<b>Total Annual Revenue</b>	<b>\$23,260</b>	<b>\$279,120</b>

### Income/Expense Summary

#### Expenses

	Total	Notes
Real Estate Taxes	\$65,850	2025-2026
Fuel/Gas	\$13,888	Estimated
Repairs & Maintenance	\$19,000	Estimated
Water and Sewer	\$25,394	Estimated
Insurance	\$19,000	Estimated
Management Fees	\$10,830	4% Fee
<b>Total Annual Expenses</b>	<b>\$153,962.00</b>	
<b>Net Operating Income</b>	<b>\$125,158.00</b>	

### Rent Roll

Residential	Unit Status	Beds	Baths	Notes	Lease Exp	Current Rent
1A	RS	3	1		2/28/27	\$1,778.00
1B	RS	2	1		-	\$1,015.00
1C	RS	1	1		2/28/27	\$1,343.00
1D	RS	1	1		Super	\$ 0.00
2A	RS	1	1		2/29/28	\$980.00
2B	RS	1	1		2/29/28	\$1,752.00
2C	RS	1	1		-	\$1,442.00
2D	RS	1	1		2/28/27	\$985.00
2E	RS	1	1		-	\$1,152.00
3A	RS	1	1		2/29/28	\$1,254.00
3B	RS	1	1		2/29/28	\$1,091.00
3C	RS	1	1		7/31/26	\$1,233.00
3D	RS	1	1		2/29/28	\$1,205.00
3E	RS	1	1		2/29/28	\$1,295.00
4A	RS	1	1		2/29/28	\$1,808.00
4B	RS	1	1		2/29/28	\$1,345.00
4C	RS	1	1		-	\$1,525.00
4D	RS	1	1		-	\$1,011.00
4E	RS	1	1		2/29/28	\$1,046.00
<b>Total Monthly Income</b>						<b>\$23,260.00</b>
<b>Gross Annual Income</b>						<b>\$279,120.00</b>

# 41-01 69TH STREET WOODSIDE, QUEENS, NY 11377

COMMERCE & TRANSPORTATION MAP



### TRANSPORTATION HUBS

- 7** 69TH STREET STATION  
0.13 Miles | 2 Min Walk
- E F M R 7** JACKSON HEIGHTS-ROOSEVELT AVENUE STATION  
0.25 Miles | 4 Min Walk
- E F M R 7** 74TH STREET-BROADWAY STATION  
0.30 Miles | 6 Min Walk
- LIRR** Long Island Rail Road  
WOODSIDE LIRR STATION  
0.40 Miles | 8 Min Walk
- LA** LaGuardia Airport  
5.0 Miles | 15 Min Drive

### KEY ANCHOR TENANTS

- MART** HMART WOODSIDE  
Grocery Anchor
- Key Food** KEY FOOD FRESH  
Supermarket
- epicare** EPICARE PHARMACY  
Pharmacy
- S. OTTOMANELLI & SONS** S. OTTOMANELLI & SONS PRIME MEAT  
Specialty Retail
- BIG SIX** BIG SIX SPECIALTY PHARMACY  
Pharmacy
- WOODSIDE SHOPPING CENTER** WOODSIDE SHOPPING CENTER  
Regional Shopping Destination
- HAPPY DELI GROCERY** HAPPY DELI GROCERY  
Neighborhood Grocery
- ADOLFO'S LIQUOR STORE** ADOLFO'S LIQUOR STORE  
Specialty Retail

### TRANSIT LEGEND

- 7** IRT FLUSHING LINE
- E F M R** IND QUEENS BLVD LINE / 69TH AVE LINE
- LIRR** LIRR PORT WASHINGTON LINE
- WALKING DISTANCE

### PRIMARY RETAIL CORRIDORS

**ROOSEVELT AVENUE CORRIDOR**  
The dominant retail spine featuring a strong mix of restaurants, supermarkets, pharmacies, and services that drive consistent neighborhood foot traffic.

**BROADWAY CORRIDOR**  
A secondary commercial corridor with a mix of neighborhood-serving retailers, shops and local businesses drawing from surrounding communities.

**TRANSIT ACCESS**  
Minutes to 7, E, F, M, R trains and the Long Island Rail Road.

**LOCAL COMMERCE**  
Surrounded by national anchors, grocery stores, pharmacies and popular local businesses.

**HIGHLY CONNECTED NEIGHBORHOOD**  
Easy access to Manhattan, Long Island and all of Queens via multiple transit and roadway options.

**WALKABLE & CONVENIENT**  
Daily conveniences, dining, shopping and services all within a short walk.



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