



43-26 58th Street

\$1.695 Mil

WOODSIDE

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COMPASS



43-26

58TH STREET

EXECUTIVE SUMMARY

INCOME & EXPENSES

LOCATION OVERVIEW

PROPERTY PHOTOS

MAP

EXECUTIVE SUMMARY

Property Overview

Compass is pleased to announce that we have been exclusively retained to handle the sale of 43-26 58th Street, Woodside, NY 11377. 43-26 58th Street is approximately 3,480 square foot multifamily building located right off Queens Boulevard on 58th Street. The building 43-26 58th Street offers an excellent location on an ever developing area nestled between some of the best shopping corridors of Woodside. In addition transit options are plentiful with 61st Street Woodside LIRR & subway station serving the 7 line and MTA buses Q70-SBS LaGuardia Link, Q53-SBS, Q18, Q32, making 43-26 58th Street an excellent rental property with outstanding current and future income potential. Contact our Exclusive Agent for more information and to schedule a private showing.



43-26 58th STREET

Income & Expenses

UNIT	BED	BATH	MONTHLY	ANNUAL	STATUS
1F	1	1	\$1,600	\$19,200	FREE MARKET
1R	2	1	\$2,000	\$24,000	FREE MARKET
2F	2	1	\$1,800	\$21,600	FM /SUPER
2R	2	1	\$2,250	\$27,000	FREE MARKET
3F	2	1	\$2,260	\$27,120	FREE MARKET
3R	2	1	\$1,936	\$23,232	RENT STABIILIZED
PARKING			\$675	\$8,100	
TOTAL INCOME			\$12,521	\$150,252	
EXPENSES			MONTHLY	ANNUAL	
TAXES			\$1,827	\$21,922	
HEATING			\$792	\$9,500	
INSURANCE			\$367	\$3,400	
WATER			\$340	\$4,080	
ELECTRIC			\$120	\$1,440	
TOTAL EXPENSES			\$3,446	\$40,342	
NET INCOME				\$109,910	



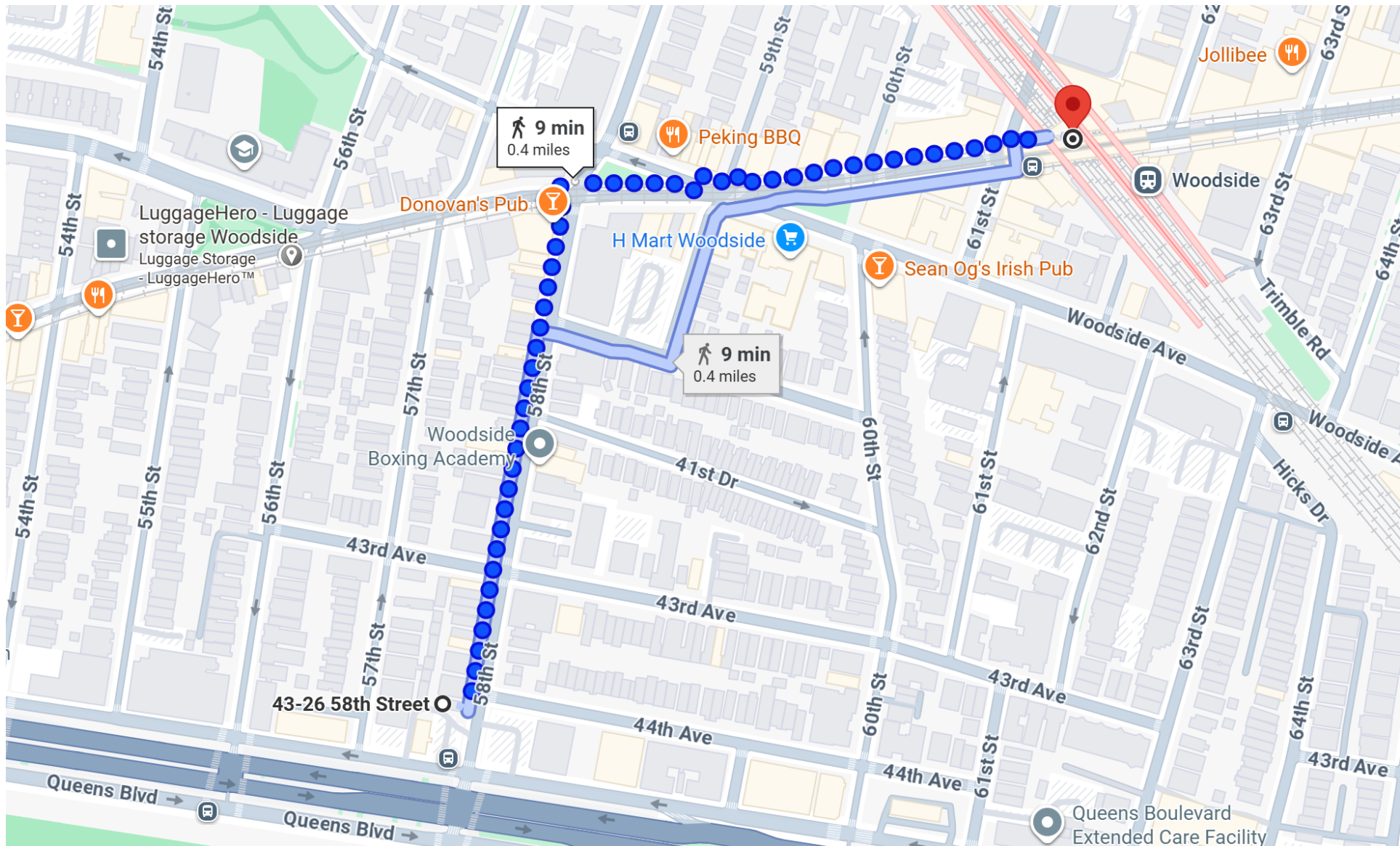


Location Overview

Address	43-26 58th St., Queens, NY 11377
Neighborhood	Woodside
Block/Lot	01330-0033
Property Type	6 Family
Lot Dimensions	25 x 100
Lot SqFt	2,500
Building Class	Six Families (C2)
Building SqFt	3,480
Building Dimensions	20' x 58'
Buildings on Lot	1
Stories	3
Year Built	1925
Tax Class	2A
Residential FAR	3,480
Commercial FAR	N/A
Facility FAR	N/A
FAR as built	3,480
Maximum Usable Floor Area	3,750
Unused FAR	275









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About John

John was born and raised in Queens and has witnessed the transformation through the years at first hand. He has in-depth knowledge of various areas of Queens, Long Island and parts of Brooklyn.

John has earned a sterling reputation for success thanks to his dedication to exceptional client service and elite market knowledge. He's equal parts calm advocate, and tenacious dealmaker, and clients commend his steadfast integrity and stoic demeanor, knowing their goals are in the best possible hands. John works tirelessly to bring every transaction to successful completion with compassion and professionalism.

He's earned a BA in accounting from Queens College, CUNY and also has a decade of experience as a mortgage banker, possessing a wealth of knowledge that any real estate investor can benefit from.

Moreover, John's long tenure in New York City makes him an ideal guide for those making their own city-to-suburbs transition and vice versa.

John ensures each client enjoys responsive, expert advocacy with a personal touch. He prides himself on transforming his client's real estate dreams into reality smoothly and seamlessly.

John doesn't just close deals; he opens doors to new chapters in his clients' lives, one property at a time.

#1

Residential Real
Estate Brokerage
in the United States⁴

\$186B

2023 Gross
Transaction Value⁵

17.5%

of Compass transactions
resulted directly from
referrals to Compass¹

400+

Offices Nationally
Across The U.S.

33K+

Compass Agents²

¹Closed sales and rental transactions as of 8/30/23 (internal and external). ²Agents are defined as all licensed agents on the Compass platform as of 6/2023. ³#1 2023 closed sales volume. T. Velt, "eXp, Com- pass top 2024 RealTrends Verified brokerage rankings for second year," HousingWire, Online, HW Media, 3/22/2024, <https://www.housingwire.com/articles/exp-compass-top-2024-realtrends-verified-brokerage-rankings-again/> ⁴Gross Transaction Value is the sum of all closing sale prices for homes transacted by agents on the Compass platform. We include the value of a single transaction twice when our agents serve both the home buyer and home seller in the transaction. This metric excludes rental transactions and includes a de minimis number of new development and commercial brokerage transactions. The 17.3% decline is based on data reported by NAR as of December 31, 2023.

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