



43-22 50th Street

OFFERING MEMORANDUM

WOODSIDE, QUEENS

\$9,990,000

24,750

TOTAL SQUARE FEET

WOODSIDE

LOCATION

\$595

\$ / SF

5.0%

CAP RATE

85 X 100

LOT SIZE

R7A/C8-1

ZONING

Lin Pan Realty is pleased to present a standout commercial investment opportunity: 4322 50th Street at Woodside. This robust two-story masonry office building combines immediate, stable income with significant future upside in one of Queens' most dynamic and accessible neighborhoods.

Strategically positioned on a prominent corner lot, the property commands exceptional visibility and foot traffic. Its prime location is further amplified by direct adjacency to the Roosevelt Avenue corridor and the Subway 7 line, providing unparalleled access for tenants, clients, and future redevelopment.

INVESTMENT HIGHLIGHTS

Substantial Scale & Income: Features approximately **25,000 square feet** of building area, anchored by a diversified mix of long-term, creditworthy tenants including a bank, medical offices, CPA firms, and government boards, with 8-9 years lease remaining, ensuring reliable cash flow.

Premium On-Site Amenities: Includes **19 indoor parking spaces**, a coveted amenity that adds substantial value and convenience.

Prime Development Potential: Zoned **R7/C8-1**, this site offers exciting future flexibility for value-add repositioning or potential vertical expansion (subject to approvals), allowing an investor to shape its next chapter.

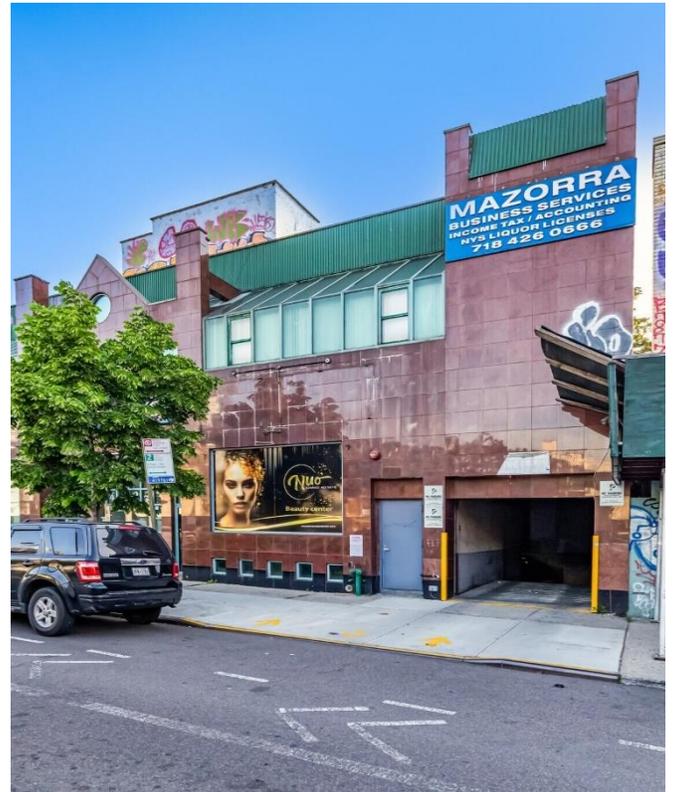
Ideal Investment Vehicle: Positioned perfectly for a **1031 exchange**, this asset delivers the dual advantage of solid current income and a clear path to accelerated future returns.



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43-22 50TH Street

Neighborhood	Woodside
Borough	Queens
Block & Lot	138 / 40
Lot Dimensions	85' x 100'
Land Area	8,260
Year of Built	1955/2015
Property GLA	24,750
Stories #	3
Construction Type	Masonry
Parking	19 Indoor
Building Style	Main Bank
Annual Tax Bill	\$173,400
Zoning	R7A / C8-1



TAX MAP



TENANT	UNIT	INCOME (monthly)
Woori American Bank	#1A	\$19,134
Nuo Advance Corp	#1B	\$6,180
Mazorra Business	#2A	\$7,350
Community Board	#2B	\$6,754
Latino Support LCSW	#2C	\$5,192
Hallelujah Christian Church	#2E	\$2,100
Parking @ 19	Lower Level	\$3,315

(as of 01/01/2025)

GROSS MONTHLY RENTAL: \$50,025.00
GROSS ANNUAL RENTAL: \$600,300.00

ANNUAL TAX: \$173,400.00
 - Tenant Pay 60.5% -\$104,959.02
 INSURANCE: \$20,122.72
 Maintenance:
 - Elevator \$4,371.24
 - Pest Control \$2521.68
 - Super \$15,600.00
 - Garbage \$2,678.28
TOTAL EXPENSE: \$113,734.90

NET ANNUAL INCOME \$486,565.10

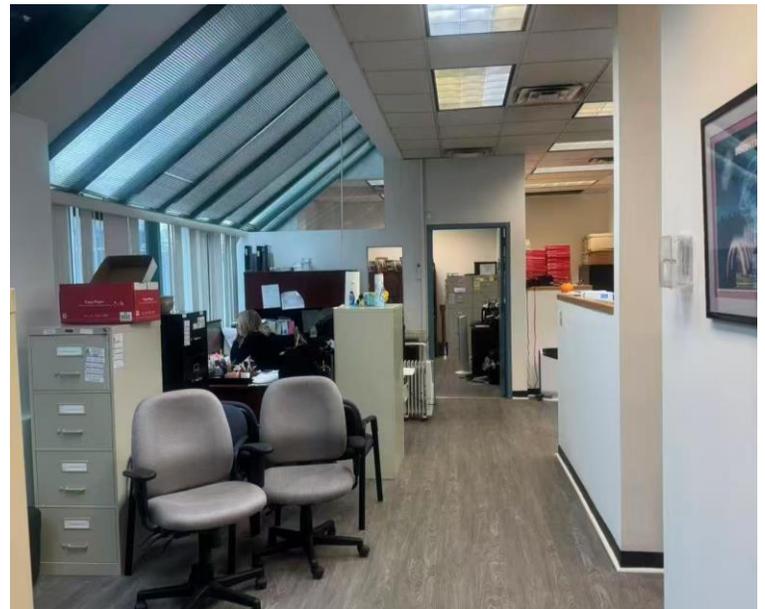
PROPERTY DESCRIPTION
EXTERIOR PHOTOS

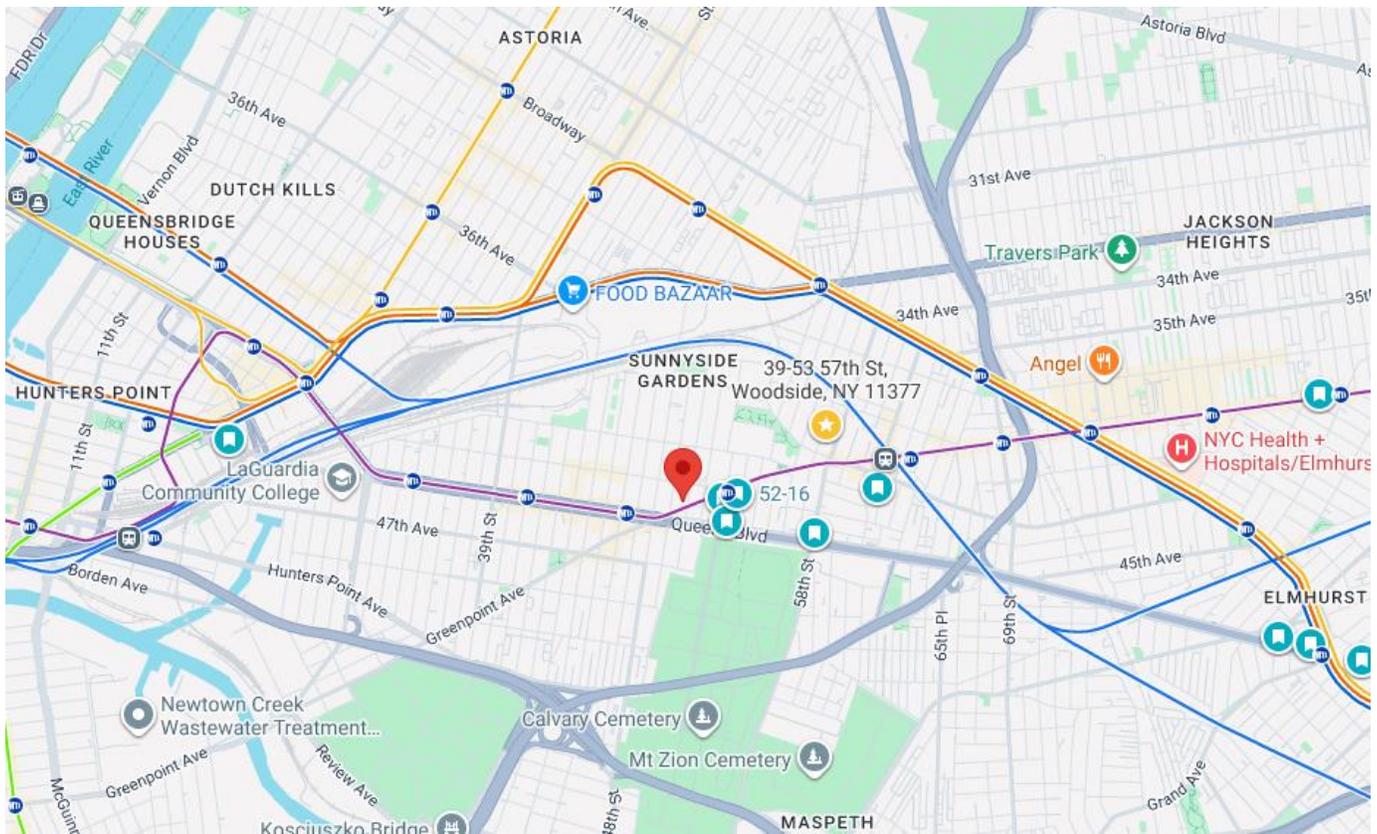
OFFICE BUILDING | 4322, 50TH Street, Woodside, 11377



PROPERTY DESCRIPTION
INTERIOR PHOTOS

OFFICE BUILDING | 4322, 50TH Street, Woodside





Woodside, Queens, is a diverse, transit-oriented, and increasingly popular residential neighborhood known for its quick access to Manhattan, affordability, and rich multicultural food scene. It features a mix of pre-war apartment buildings, co-ops, and single-family homes. The area offers excellent commuter options, including the 7 subway line, LIRR, and multiple bus lines, making it popular with professionals and families seeking a quieter alternative to city centers.

Residential Mix: Woodside has a diverse housing stock, featuring brick apartment buildings, co-ops, and many single-family and multi-family homes. The area is seeing an increase in popularity, driving up demand, though it still offers relative affordability.

Transportation & Accessibility: The 7 train serves as the main artery, running along Roosevelt Avenue, and the LIRR station at 61st Street offers direct, fast service to Penn Station, making it ideal for commuters.

Parks and Local Amenities: Woodside is renowned for its diverse culinary scene, featuring a high concentration of Filipino, Thai, Irish, and Latin American restaurants. A wide variety of grocery stores, local shops, and cafes are available, particularly along Roosevelt Avenue and 61st Street.

43-22 50TH Street

Woodside, NY 11377

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