

# 6 Family Rental Building & 2 Car Parking Lot



**52-01 Skillman Ave  
Woodside, NY 11377**

**Asking: \$1,400,000**

**Rent Roll: \$124,000**

**Proforma Rent Roll: \$155,800**

**Expenses: \$50,000**

**Cap Rate: 7%**

**Units: 6 Residential, 2 Parking**

**Corner Lot: 100 X 27.17**

**Building: 78 X 25**

**Stories: 3 + Full Basement**

**Zoning: C-2**

**Violations: None**



**Real Estate with Integrity**

43-07 Greenpoint Ave  
Sunnyside, NY 11104

**Sales • Rentals • Property Management**



**Robert Swiderski**  
Licensed Broker

**917-623-8874**