

48-20 48th Street  
Woodside, NY 11377

6-Family Walk-up  
Apartment Building



FOR SALE



#### BUILDING HIGHLIGHTS

Block / Lot:	2291 / 36	
Lot Sq. Ft.:	2,500 SF	(Approx.)
Lot Dimensions:	25' x 100'	(Approx.)
Building Sq. Ft.:	3,960 SF	(Approx.)
Building Dimensions:	20' x 66'	(Approx.)
Stories:	3	
Zoning:	R5	
Assessment (15/16):	\$91,707.00	(Approx.)
Taxes (15/16):	\$11,788.93	(Approx.)

#### REVENUE

UNIT	STATUS	TYPE	LXP	MONTHLY RENT	ANNUAL RENT
1F	RS	1-Bedroom	06/30/16	\$1,010.32	\$12,123.84
1R	RS	2-Bedroom	05/31/16	\$1,532.08	\$18,384.96
2F	RS	2-Bedroom	05/31/16	\$1,594.00	\$19,128.00
2R	RS	2-Bedroom	05/31/16	\$1,530.00	\$18,360.00
3F	RS	2-Bedroom	07/01/16	\$865.97	\$10,391.64
3R	RS	2-Bedroom	05/31/16	\$1,593.00	\$19,116.00
TOTAL				\$8,125.37	\$97,504.44

#### EXPENSES

Real Estate Taxes (15/16):	<i>per dept. of finance</i>	\$11,788.93
Water/Sewer:	<i>projected @ \$1.00/sf</i>	\$3,960.00
Insurance:	<i>per owner</i>	\$2,500.00
Heat (Gas):	<i>per owner</i>	\$4,000.00
Electric (Common Area):	<i>projected @ \$0.20/sf</i>	\$792.00
Repairs & Maintenance:	<i>projected @ \$0.50/sf</i>	\$1,980.00
Total:		\$25,020.93

#### FINANCIAL SUMMARY

Gross Annual Income:	\$97,504.44
Less Expenses:	\$25,020.93
Net Operating Income:	\$72,483.51

#### ASKING PRICE

**\$1,600,000**

#### PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of a 20' wide, 3-story, 6-unit, walk-up apartment building. The building consists of one 1-bedroom apartment & five 2-bedroom apartments. Recent building updates include brand new front door, electrical, mechanicals, gas boiler, roof, windows, & brick pointing. The property is located on the west side of 48th Street between 48th & 50th Avenues in Woodside, bordering Sunnyside. It enjoys proximity to the **7** subway, just 20 minutes to Midtown Manhattan, Queens Boulevard, the Long Island Expressway, and the Brooklyn-Queens Expressway. Inspection of the building must be made by appointment only. Please contact one of our exclusive agents below for additional information.

FOR MORE INFORMATION, PLEASE CONTACT:

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