



The Manhattes Group LLC

41-32 53rd Street

Woodside Queens

New York City

EXCLUSIVE LISTING
Sunnyside/Woodside 12 Unit
Multifamily Building For Sale



41-32 53rd Street, Woodside Queens NY

Asking Price: \$4,100,000

Michael Sherman x16

The Manhattes Group LLC 54 Thompson Street New York, NY 10012

212-334-4666

msherman@manhattes.com

www.Manhattes.com



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Lot Size:	27.08 X 100
Lot Square Feet:	2,708
Building:	Currently a 4 story multi-family building consisting of 12 apartments, a large rear garden and a vacant lower level.
Building SF:	Approx 7,000 SF
Units:	12 Apartments + A Useable Lower Level that is vacant.
Current Taxes	\$26,748
Zoning:	R5D
Air Rights:	1,400 SF Remain
Property Highlights:	Located 10 steps from the 7 train 52 nd Street Stop. Each unit have high ceilings, hardwood floors and plenty of natural light. Some units have updated kitchens and bathrooms. A new roof and a new heating unit has been installed in the past few years.

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Rent Roll

Apt 1	\$1,707
Apt 2	\$1,750
Apt 3	\$1,690
Apt 4	\$1,188.78
Apt 5	\$1,167.40
Apt 6	\$1,495.38
Apt 7	Vacant. (\$1842.38 Legal Rent)
Apt 8	\$1,690
Apt 9	\$1,600
Apt 10	\$1,730
Apt 11	\$1,389.10
Apt 12	\$1,680
Total:	\$18,930.04
Yearly:	\$227,160.48

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Financials

Total Income:	\$227,160.48
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Expenses:

Real Estate Taxes:	\$26,748
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Insurance:	\$ 6,513
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Heat:	\$ 5,300
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Water & Sewer:	\$ 4,153
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Repairs and Maintenance	\$ 4,800
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(Including On Site Payroll)

Total:	\$47,514
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Total NOI:	\$179,646
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Asking Price:	\$4,100,000
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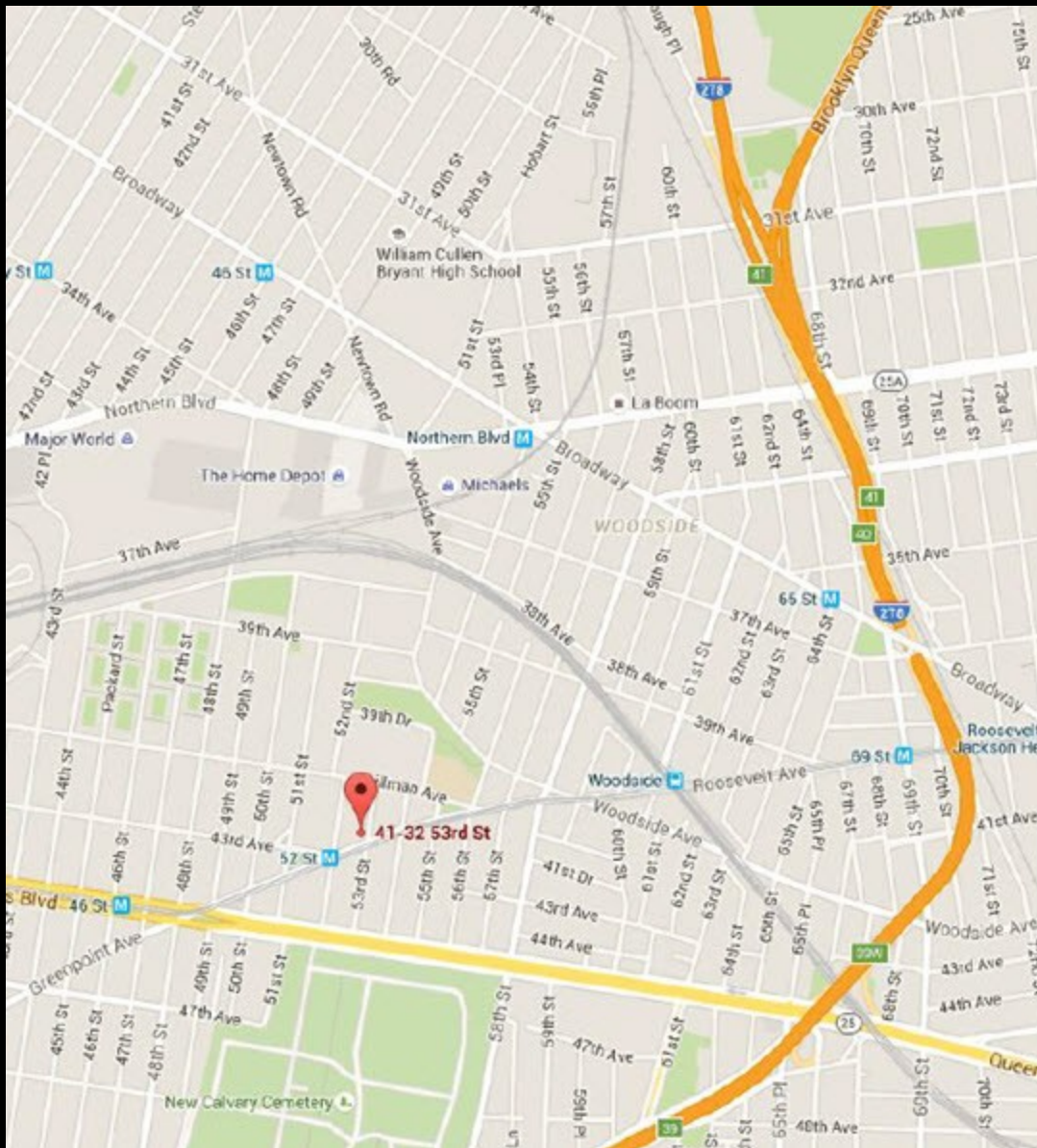


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Area Map

The Property is located one block from the 7 train



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Area Information

Woodside is a neighborhood in Western Queens located 4 miles west of Manhattan. Woodside is home to various residential communities and urban centers, and shares borders with neighborhoods including Astoria, Sunnyside, Jackson Heights, Maspeth and Elmhurst.

Locals have quick access to Manhattan, either via the 7 train (~20 minutes) which runs express to the city in the mornings and from it in the evenings, and the Long Island Railroad which can get commuters to Penn Station in 10 minutes.

The streets of Woodside, Queens are filled with shopping and dining options that residents, both new and old enjoy. It is home to some of New York City's most ethnically diverse and renowned restaurants including the famous SriPraPhai Thai Restaurant on 39th Avenue. Due to the impending L Train shutdown Queens neighborhoods like Woodside, Sunnyside, Jackson Heights and other areas along the 7 train will soon see a massive amount of residential growth as a result of the L train effect finds a new report.

The report concludes that more people will begin to migrate further east into Queens at an accelerated rate thanks to the MTA's impending 18-month shutdown of L train service between Brooklyn and Manhattan and the on Roosevelt Island, driving a new demand for reliable transportation into the city at an affordable price. This in effect will drive up prices in these areas.

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