

# 67-14 41<sup>st</sup> Avenue

FOR SALE | 88-UNIT MULTIFAMILY APARTMENT BUILDING | WOODSIDE, NY



## ASKING PRICE

# \$9,310,000

~9% CAP RATE

\$135 PER SQUARE FOOT

\$105,795 PER UNIT

- Six-story, 88-unit elevator serviced apartment building
- 87 rent-stabilized apartments plus one 3,600 SF professional unit
- Live-in on-site superintendent
- Plans to convert the professional space to 4 apartments
- On-site parking for over 10 cars
- Pending MCI filing for \$160K in elevator updates
- Proximity to the 7 train and woodside LIRR stations

## PROPERTY INFORMATION

LOCATION	Southwest corner of 41 <sup>st</sup> Avenue and 68 <sup>th</sup> Street
BLOCK / LOT	1307 / 23
LOT DIMENSIONS	114' X 117' Irregular
LOT SIZE (SF)	17,900 SF
BUILDING DIMENSIONS	102' X 134.08' Irregular
STORIES	6
BUILDING SIZE (SF)	69,212 SF
# OF UNITS	88
YEAR BUILT	1964
ZONING	R5D
ASSESSMENT (26/27)	\$2,727,450
TAX RATE (CLASS 2A)	12.439%
REAL ESTATE TAXES	\$339,267.50

## FINANCIAL OVERVIEW

EFFECTIVE GROSS ANNUAL INCOME	\$1,702,549
ANNUAL EXPENSES	-\$863,269
NET OPERATING INCOME	\$839,280



Contact Exclusive Agents for Additional Information:

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