

61-20 WOODSIDE AVENUE

RETAIL / COMMERCIAL CONDO | WOODSIDE, NY | 1031 PROPERTY

\$3,200,000

12,033 SF RETAIL / COMMERCIAL CONDO ON GROUND FLOOR & LOWER LEVEL



RETAIL CONDO INFORMATION			TOTAL
UNIT NUMBER	Comm-A	Comm-B	
BLOCK	1336	1336	
LOT(S)	1001	1002	
UNIT SIZE (SF)	5,897	6,136	12,033
ANNUAL COMMON CHARGES	\$30,232	\$31,552	\$61,875
ASSESSMENT (23/24)	\$393,311	\$373,680	\$766,991
RE TAXES (23/24)	\$41,872	\$39,782	\$81,654

BUILDING INFORMATION	
LOCATION	Entire blockfront on the South side of Woodside Avenue between 61 st and 62 nd Street
LOT SF	20,300
GROSS SF	52,000
STORIES	4
NUMBER OF RESIDENTIAL UNITS	68
NUMBER OF COMMERCIAL UNITS	2
YEAR CONSTRUCTED	1942
YEAR CONVERTED TO CONDOS	1990
ZONING	R6A, C1-3

HIGHLIGHTS

- Great Woodside Location – 2 blocks east of Roosevelt Avenue
- ~\$250/SF & ~6.6 CAP
- Separate commercial / retail entrance
- Fully leased and cash flowing – ideal 1031 exchange property
- Strong tenant with three neighborhood locations
- ~200 feet to the 61st Avenue 7-train station & Woodside LIRR
- ~\$109,000 Average Annual Household Income
- ~\$75,000 Median Annual Household Income
- ~10,000 Annual Average Daily Traffic (AADT)
- Ideally located near many major roadways such as Roosevelt Avenue, Queens Boulevard, and Northern Boulevard, and close to major highways – Brooklyn Queens Expressway and Long Island Expressway

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FINANCIAL SNAPSHOT

GROSS ANNUAL INCOME	\$318,240
TAX REIMBURSEMENTS	\$30,740
ESTIMATED EXPENSES	-\$157,217
NET OPERATING INCOME	\$191,763



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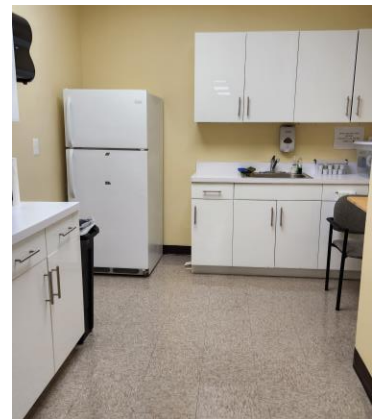
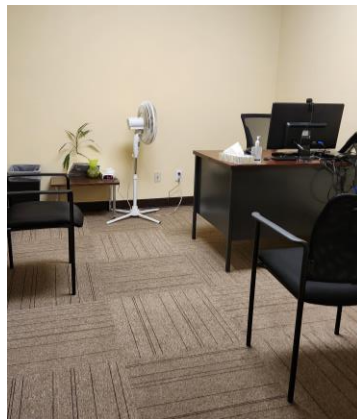
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