

56-18/20 Woodside Avenue

FOR SALE | CORNER MIXED-USE BUILDING | WOODSIDE, NY



ASKING PRICE

\$2,740,000

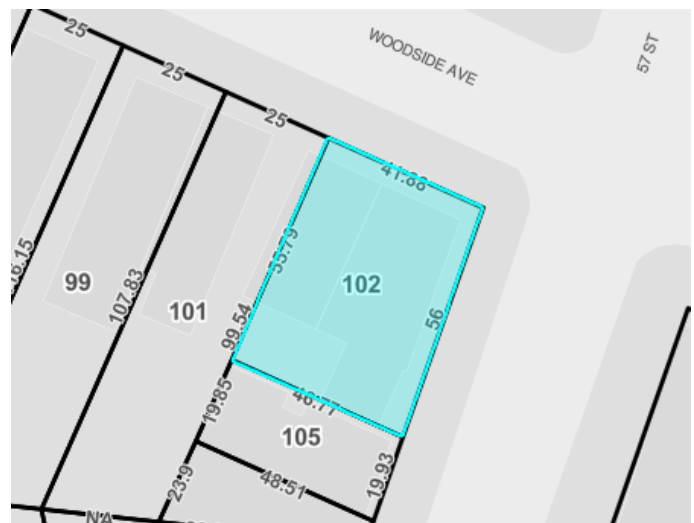
8 APARTMENTS + 3 COMMERCIAL UNITS
PRIME WOODSIDE LOCATION
6,340 SQUARE FEET

PROPERTY INFORMATION

CROSS STREETS	SW Corner of Woodside Avenue & 57 th Street
BLOCK / LOT	1240 / 102
LOT DIMENSIONS	41' x 56'
LOT SIZE	2,296 SF
BUILDING DIMENSIONS	40' x 40' EXT IRR
BUILDING SIZE (SF)	6,340 SF
BUILDING CLASS	S9 - Multiple Dwelling with Stores or Offices
YEAR BUILT	1919
STORIES	3
ZONING	R5B
TAX ASSESSMENT (25/26)	\$401,827
TAX RATE (CLASS 2)	12.500%
TAXES (25/26)	\$50,228

FINANCIAL OVERVIEW

GROSS ANNUAL INCOME	\$236,871
ANNUAL EXPENSES	-\$86,711
NET OPERATING INCOME	\$150,160



Contact Exclusive Agents for Additional Information:

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RESIDENTIAL

Unit	Size	Lease Start	Lease End	Legal Rent	Monthly Rent	Annual Rent
56-18, #1	1 BR / 1 BA	06/01/25	05/01/26	\$1,637.00	\$1,600.00	\$19,200.00
56-18, #2F	2 BR / 1 BA	10/01/24	10/01/26	\$2,079.32	\$1,885.00	\$22,620.00
56-18, #3R	2 BR / 1 BA	09/01/23	09/01/25	\$2,069.68	\$2,069.68	\$24,836.16
56-18, #3F	1 BR / 1 BA	01/01/25	12/31/25	\$1,929.45	\$1,900.00	\$22,800.00
56-20, #2R	1 BR / 1 BA	08/31/24	08/31/26	\$1,570.78	\$1,570.78	\$18,849.36
56-20, #2F	1 BR / 1 BA	10/01/24	10/01/26	\$1,499.08	\$1,499.08	\$17,988.96
56-20, #3R	1 BR / 1 BA	Rent Controlled		\$100.00	\$100.00	\$1,200.00
56-20, #3F*	1 BR / 1 BA	06/01/25	05/31/26	\$1,500.00	\$1,500.00	\$18,000.00
Total Residential:				\$12,385.31	\$12,124.54	\$145,494.48

COMMERCIAL

Unit	Lease Start	Lease End	Sq. Ft.	P.P.S.F.	Monthly Rent	Annual Rent
Hair Salon	07/11/05	4/31/26	450	\$78	\$2,925.63	\$35,107.56
Convenience	06/01/23	05/31/28	700	\$75	\$4,349.60	\$52,195.20
Import/Export		M-M	250	\$46	\$950.00	\$11,400.00
Total Commercial:					\$8,225.23	\$98,702.76

REVENUE

Residential Income	\$145,494
Commercial Income	\$98,703
Vacancy/Credit Loss (3%)	-\$7,326
Effective Gross Income	\$236,871

EXPENSES (Estimated)

	Metrics	
Real Estate Taxes	\$7.92 per sq. ft.	\$50,228
Insurance	\$0.95 per sq. ft.	\$6,000
Water & Sewer	\$1.25 per sq. ft.	\$7,925
Heating	\$1.10 per sq. ft.	\$7,000
Common Electric	\$0.15 per sq. ft.	\$951
Repairs & Maintenance	\$500 per res unit	\$3,500
Super / Payroll	\$0.63 per sq. ft.	\$4,000
Management (Projected)	3.0% of EGI	\$7,106
Total Expenses	Exp/Inc Ratio 37%	\$86,711

NET OPERATING INCOME

\$150,161

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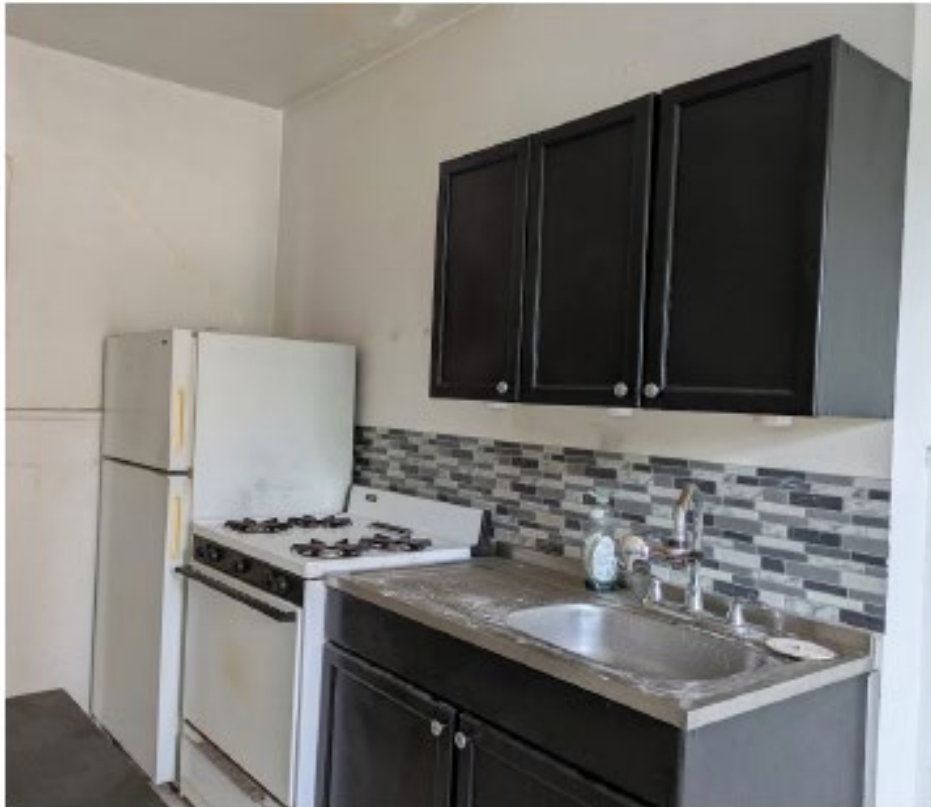
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