

71-15 Northern Blvd, Jackson Heights, NY



Victor Weinberger  
917-806-7040 (c) 718-429-4400 (o)

**Amazing 7 family in Woodside For Sale.**  
**72-34 45<sup>th</sup> Ave, Woodside, NY., 11377 (Block 1352 & Lot 75)**

**\$2,748,888**

**DESCRIPTION:** Prime location excellent condition 2008 Build 7 family, with 3 indoor and 3 outdoor parking spots on a huge 50 x 121 lot. There is an existing **421A Tax Abatement until 2025**. Short walk to the main Queens subway line ( **E-F-M-R-7**) at Roosevelt Ave. **Q60 Bus** to NYC is only 2 Blocks.



**LAYOUT:**

- \* **Bsmt:** 3 car garage + vacant area for laundry. Bsmt can also be finished. Has 2,000 SF.
- \* **1<sup>st</sup> Fl:** 1 large 1,950 SF 2 Bedroom 2 Full Bath, Living room, Kitchen, office ( can be 4 BR Apt)
- \* **2<sup>nd</sup> Fl:** 3 Apartments: 2 three Room apts (1 br each) and 1 Four Room (2 BR) apt
- \* **3<sup>rd</sup> Fl:** 3 Apartments: 3 room in each apartment (1 bedroom each)
- \* **4<sup>th</sup> Fl:** Walk-up 2,000 Sq.Ft. Rubber Silver coated Roof. Ideal as a sun deck for the tenants

**FEATURING:**

- \* **Concrete floors covered by wooden tiles makes the building soundproof to walk on.**
- \* **3 Vacancies!** Owner is keeping them vacant for the buyers or owner can deliver all rented!
- \* Walk-Up roof which is ideal for a tenant(s) sun deck
- \* Main 1<sup>st</sup> floor apt is nearly 2,000 Sq.Ft. with 2 Br/2 full baths w/jacuzzi. Can be made into 4 Bedrooms.
- \* High Income (\$170,732) with potential for even more income from rent increases and laundry room.
- \* **Tenants pay own heat and electric (7 boilers and 7 water tanks)**
- \* Each apartment has at least 1 air conditioner and some have 2.
- \* The Queens Center Mall, 3 Major Highways, Hospitals, Schools, shopping, are nearby
- \* 5 Minutes to LaGuardia Airport and 15 minutes to Kennedy Airport.
- \* Manhattan, Brooklyn, Bronx, and Long Island are within 15 minutes or less away driving.
- \* Houses & apartments in this area of Woodside are always in high demand.

So, ask yourself; why buy a 3 bedroom apartment in Manhattan, if for the same price 15 minutes away you can own an ultra-modern building in a great area with an apartment for own use, plus high income!

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.

71-15 Northern Blvd, Jackson Heights, NY



Victor Weinberger  
917-806-7040 (c) 718-429-4400 (o)

## **FINANCIAL DETAILS**

<b>Apt Unit</b>	<b># of Bdrms</b>	<b>Approx Apt Size :</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>	<b>Lease Expires</b>
Lobby	2	1,900 SF	\$2,600	\$31,200	Vacant.
1A	1	650 SF	\$1,750	\$21,000	02-28-2018
1B	2	700 SF	\$2,000	\$24,000	Vacant
1C	1	650 SF	\$1,550	\$18,600	02-28-2018
2 A	1	650 SF	\$1,600	\$19,200	02-28-2018
2 B	1	700 SF	\$1,711	\$20,532	Vacant
2 C	1	650 SF	\$1,550	\$18,600	02-28-2018

**Apartment Income:** **\$153,132**

### **Extra Income:**

3 Garages	\$400	\$4,800
3 Exterior Spots	\$450	\$5,400
1 Cellular Tower		\$7,400

**Total Income Gross** **\$170,732**

### **Expenses: (2016-2017)**

Real Estate Taxes:	\$12,500
Water/Sewer:	\$3,981
Insurance:	\$5,000
Electricity: (Outdoor, Hallway/basement lights)	\$1,900
Repairs/Maintenance:	\$2,500
Snow Removal	\$1,000

**Total Expenses:** **\$26,881**

**NET INCOME:** **\$143,851**

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.



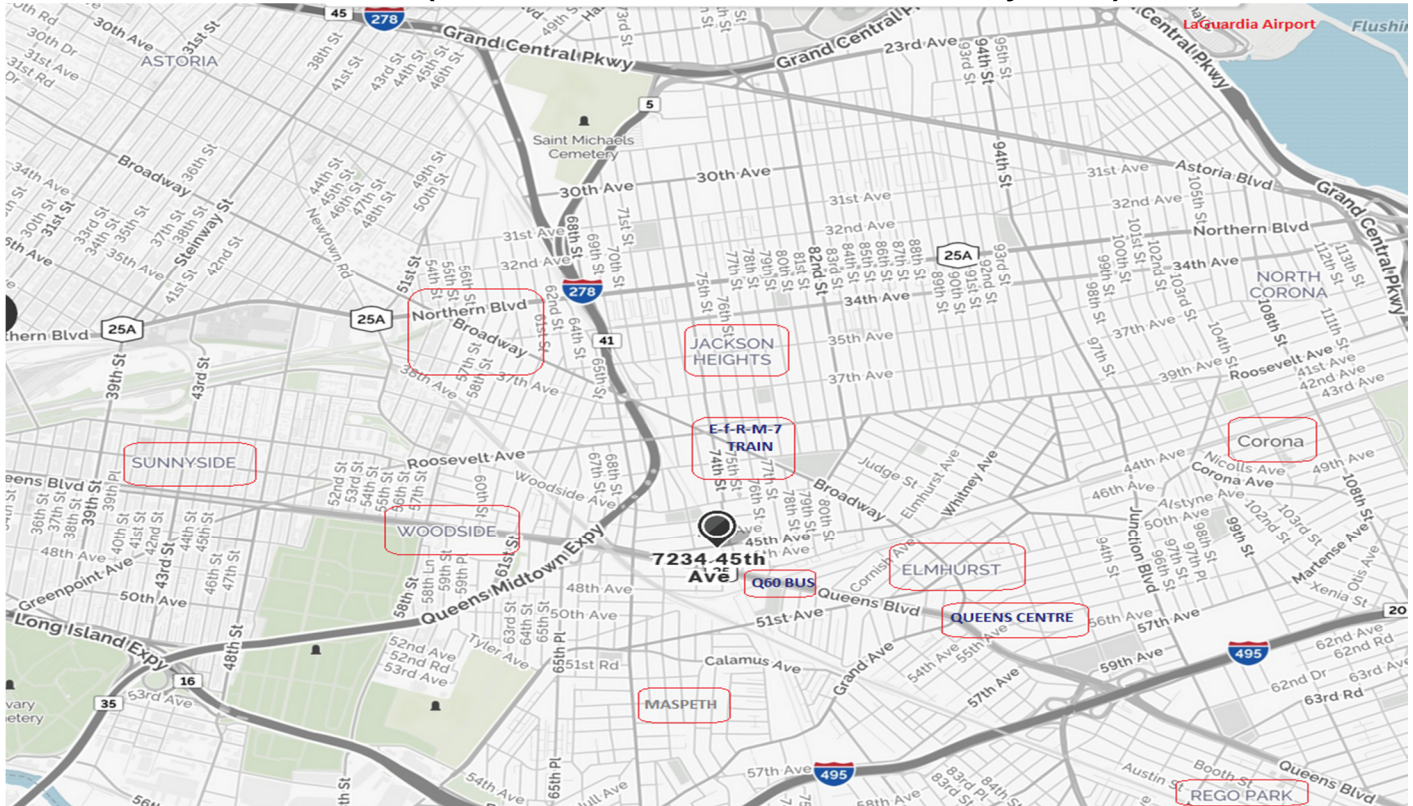


71-15 Northern Blvd, Jackson Heights, NY



Victor Weinberger  
917-806-7040 (c) 718-429-4400 (o)

## AREA MAP (note the short distance to 5 subway lines)



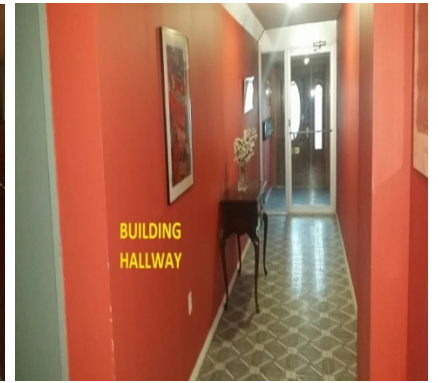




Rubber Roof  
Silver coated



Building  
Entrance



BUILDING  
HALLWAY



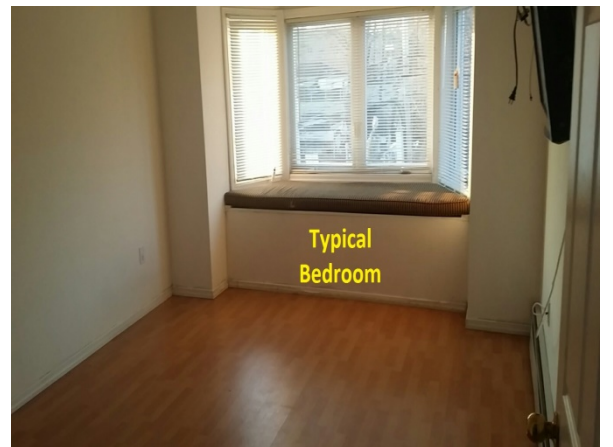
7 Boilers &  
7 Water Tanks



3 CAR GARAGE WITH  
16 FOOT CEILING



Typical  
Kitchen



Typical  
Bedroom



TYPICAL  
FLOOR TO  
CEILING  
CERAMIC  
TILED  
BATHROOMS



TYPICAL  
LIVING ROOM