

Amazing 7 family in Woodside For Sale. 72-34 45th 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.
- * 1st FI: 1 large 1,950 SF 2 Bedroom 2 Full Bath, Living room, Kitchen, office (can be 4 BR Apt)
- * 2nd FI: 3 Apartments: 2 three Room apts (1 br each) and 1 Four Room (2 BR) apt
- * 3rd FI: 3 Apartments: 3 room in each apartment (1 bedroom each)
- * 4th FI: 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 1st 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.



FINANCIAL DETAILS

Apt	# of	Approx	Monthly	Annual	Lease
<u>Unit</u>	Bdrms	Apt Size :	Rent	Rent	Expires
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
<u> 2 C</u>	1	650 SF	\$1,550	\$18,600	02-28-2018
Apartn	nent Incon	ne:		\$153,132	
Extra I	ncome:				
3 Gara	ges		\$400	\$4,800	
3 Exter	rior Spots		\$450	\$5,400	
	lar Tower			<u>\$7,400</u>	
Total I	ncome Gro	oss		\$170,732	
Expen	ses: (2016	-2017)			
	state Taxes	S:		\$12,500	
Water/	Sewer:			\$3,981	
Insurar				\$5,000	
Electric	city: (Outdo	or, Hallway/base	ment lights)	\$1,900	
Repair	s/Maintena	nce:	\$2,500		
Snow F	Removal			\$1,000	
Total E	Expenses:			\$26,881	
				• • • • • • •	

NET 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.

\$143,851



CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 1 of 2

CO Number:

402134766F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

ididing Identification Number (BIN): 4860291 r zoning lot metes & bounds, please see BISWeenstruction classification: 1-D ididing Occupancy Group classification: J2	Lot Numbe	уре:	New	Effective Date:	04/16/2009	
enstruction classification: 1-D	eb.	(19	20.0-1-)			
		(19	00 0-4-1			
ilding Occupancy Group classification: J2			68 Code)			
		(19	68 Code)			
Iltiple Dwelling Law Classification: HAEA						
. of stories: 3 Height	No. of dwelling uni	its: 7				
e Protection Equipment: rinkler system						
Type and number of open spaces: Parking spaces (7), Parking (1400 square feet)						
is Certificate is issued with the following legal I ne	limitations:					
F	pe and number of open spaces: king spaces (7), Parking (1400 square feet) s Certificate is issued with the following legal	be and number of open spaces: king spaces (7), Parking (1400 square feet) s Certificate is issued with the following legal limitations: ne	be and number of open spaces: king spaces (7), Parking (1400 square feet) s Certificate is issued with the following legal limitations: ne	be and number of open spaces: king spaces (7), Parking (1400 square feet) s Certificate is issued with the following legal limitations: ne	pe and number of open spaces: king spaces (7), Parking (1400 square feet) s Certificate is issued with the following legal limitations:	



Certificate of Occupancy

Page 2 of 2

CO Number:

402134766F

All Build	ling Code		y group des		e 1968 des	signations, except RES, COM, or PUB which roup designations.
Floor From To	persons	Live load lbs per sq. ft.	Building	Dwelling or Rooming Units		
CEL		OG	B-2		2B	ACCESSORY SPACE ,BOILER RM.,STORAGE 8 LAUNDRY FOUR CAR GARAGE
BAS		40	J-2 B-2	1	2A, 2B	ONE DWLG. UNITS
OSP	,		B-2			OPEN SPACE TWO CAR PARKING SPACE.
001		40	J-2	3	2A	THREE DWLG. UNITS
002		40	J-2	3	2A	THREE DWLG. UNITS
			tropidrae tere monthrous noe keryproner er er enersen een	END OF	SECTION	



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

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























