

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 45th Ave, Woodside, NY., 11377 (Block 1352 & Lot 75)

\$2,748,888

DESCRIPTION: Prime location 7 year old legal 7 family with 3 indoor and 5 outdoor parking spots on an oversized 50 x 121 lot. **Solid concrete and steel construction.** Building is located near all major conveniences. 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 the great area of Woodside. You will have more room, income, parking, pride & beauty. Building also has a **421A Tax Abatement until 2025.**

LAYOUT:

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

FEATURING:

- * Prime Woodside locale. Situated only 5 blocks to Roosevelt Ave & 1 block off Queens Blvd.
- * Amazing construction built by Master Builder for himself. Best material went into this building.
- * **Concrete floors covered by on each floor makes the building soundproof**
- * 5 Blocks to Main Queens Subway (**E-F-M-R-7**) at Roosevelt Ave. **Q60 Bus** to NYC is only 2 Blocks.
- * **3 Vacancies!** Owner is keeping them vacant for the buyers or owner can deliver all rented!
- * Walk-Up roof which is ideal for as a 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.
- * **Main apartment also can be made into 2 separate 3 and 4 room apartments**
- * High Income with potential for even more income from rent increases and laundry.
- * Actual income for investors is \$170,036 Gross and **\$143,429 NET (can be increased)**
- * **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 is less than a mile away
- * 3 Major Highways are less than 3 minutes away.
- * Hospitals, Schools, shopping, Houses of worship, & most major conveniences 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.

This is one of the most diversified and convenient areas in NYC. Everything is nearby. The neighborhood has gone thru a construction revival. Houses & apartments in this area of Woodside is always in high demand. Usually, when a property goes on the market, it sells very quickly. This building brings a wonderful combination of excellent value, great location and convenience.

The property is also located from between 2 & 6 blocks from three other historic NYC neighborhoods (**Jackson Heights, Maspeth and Elmhurst**). **There are 4 neighborhoods within 6 blocks radius.**

Population: **1 MILE:** 183,353 **3 MILE:** 911,245 **5 MILE:** 2,387,487

FINANCIAL DETAILS

REVENUE <u>APT. #</u>	# OF <u>BEDROOMS</u>	MONTHLY <u>RENT</u>	ANNUAL <u>RENT</u>	<u>TOTALS</u>
Ground	2	2,500	30,000	(Vacant: Max rent can be \$2,832 on 1-yr lease or \$2,880 on 2-yr lease)
1A	1	1,500	18,000	
1B	2	2,124	25,488	
1C	1	1,550	18,600	
2A (Vacant)	1	1,829	21,948	(Vacant)
2B	1	1,450	17,400	
2C	1	1,550	<u>18,600</u>	150,036
3 Garage Spaces @ \$200/mth		600	7,200	7,200
3 Ext. Parking Spaces @ \$150/mth		450	5,400	5,400
1 Cellular Tower			7,400	<u>7,400</u>
TOTAL GROSS REVENUE:				<u>170,036</u>
EXPENSES:				
Real Estate Taxes			12,226	
Water/sewer			3,981	
Insurance			6,000	
Electricity (hallways/flood lights)			900	
Repairs/Maintenance			2,500	
Snow Removal			<u>1,000</u>	
			<u>26,607</u>	
NET INCOME:				<u>143,429</u>

NOTE: Main 2,000 SF apartment also can be made into 2 separate 3 room apartments to receive more rent.

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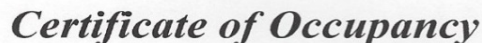


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CO Number: 402134766F

A.	Borough: Queens	Block Number: 01352	Certificate Type: Final
	Address: 72-34 45 AVENUE	Lot Number(s): 75	Effective Date: 04/16/2009
	Building Identification Number (BIN): 4860291	Building Type: New	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D	(1968 Code)	
	Building Occupancy Group classification: J2	(1968 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 3	Height in feet: 25	No. of dwelling units: 7
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: Parking spaces (7), Parking (1400 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



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All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

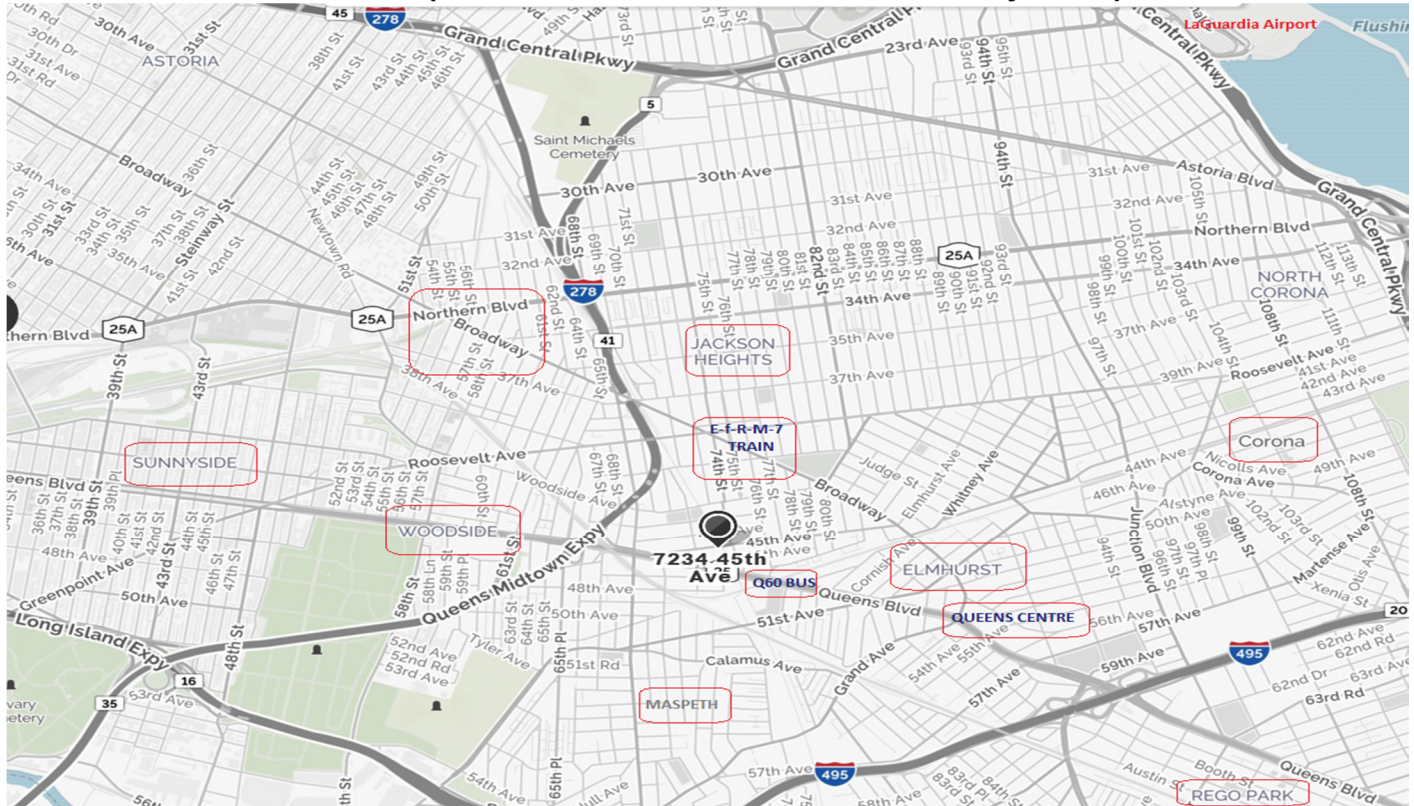
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AREA MAP (note the short distance to 5 subway lines)

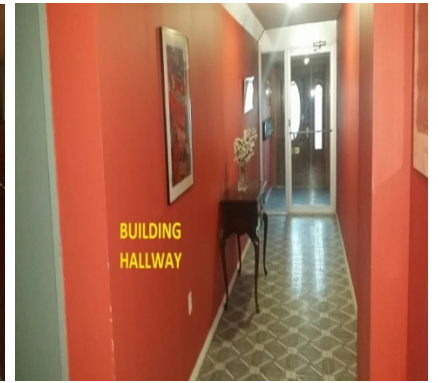




Rubber Roof
Silver coated



Building
Entrance



BUILDING
HALLWAY



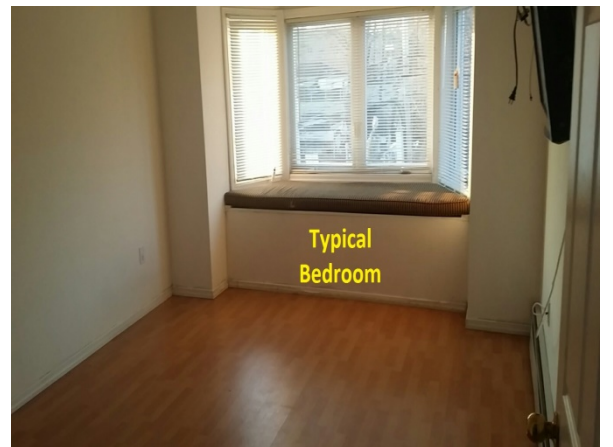
7 Boilers &
7 Water Tanks



3 CAR GARAGE WITH
16 FOOT CEILING



Typical
Kitchen



Typical
Bedroom



TYPICAL
FLOOR TO
CEILING
CERAMIC
TILED
BATHROOMS



TYPICAL
LIVING ROOM