

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 | # OF | MONTHLY | ANNUAL | |
|-------------------------------------|------------------------|--------------------|--------------------|--|
| <u>APT. #</u> | <u>BEDROOMS</u> | <u>RENT</u> | <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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For Sale
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
 Team, Inc. www.VictorWeinberger.com

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 402134766F

Page 1 of 2

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.*

| | | | |
|--|--|---|---|
| A. | Borough: Queens Address: 72-34 45 AVENUE Building Identification Number (BIN): 4860291 | Block Number: 01352 Lot Number(s): 75 Building Type: New | Certificate Type: Final Effective Date: 04/16/2009 |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | | |
| 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 | | | |



Certificate of Occupancy

CO Number: 402134766F

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Permissible Use and Occupancy

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

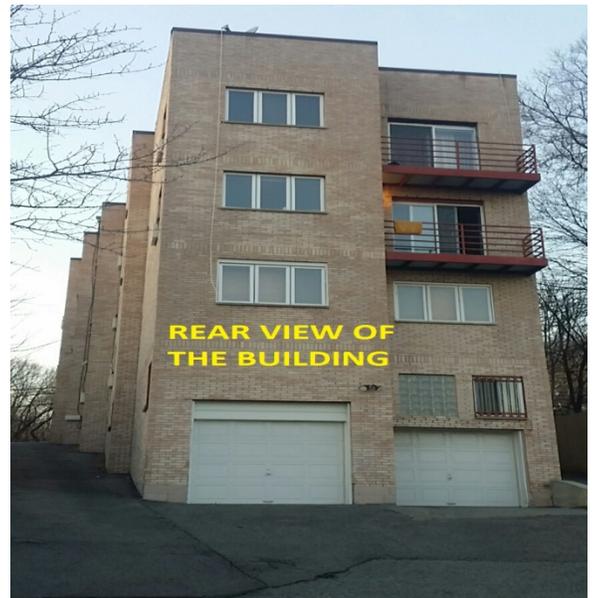
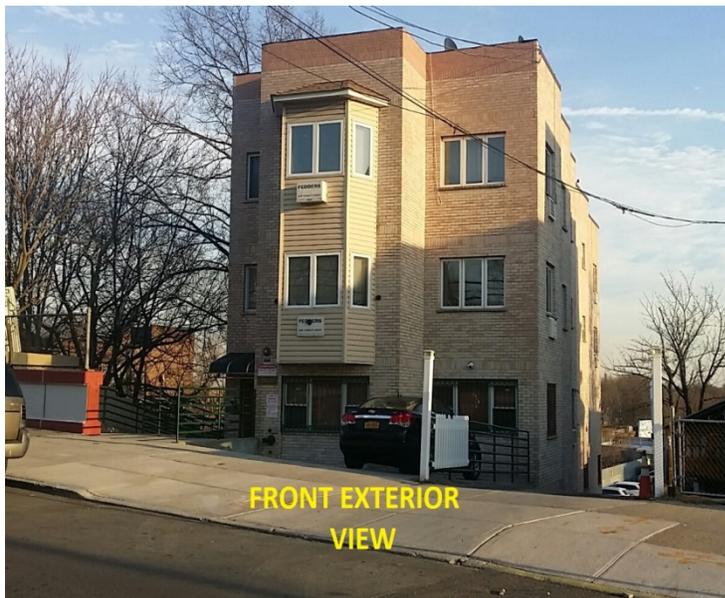
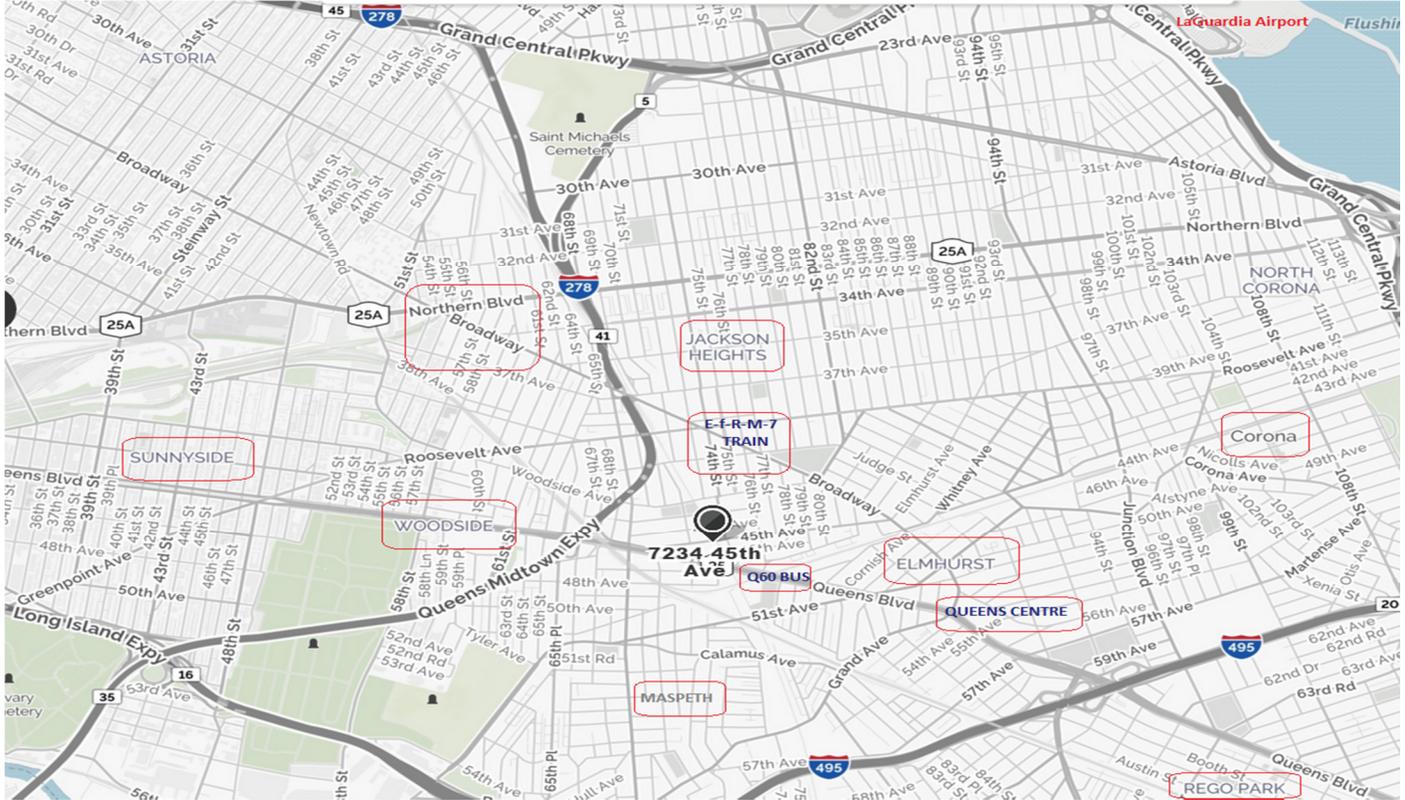
| Floor From To | Maximum persons permitted | Live load lbs per sq. ft. | Building Code occupancy group | Dwelling or Rooming Units | Zoning use group | Description of use |
|-----------------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|---|
| CEL | | OG | B-2 | | 2B | ACCESSORY SPACE ,BOILER RM.,STORAGE & 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 |
| END OF SECTION | | | | | | |

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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