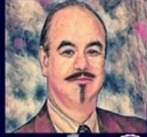


**SALES - LEASING - APPRAISALS**

**FOR SALE: 72-34 45th Ave, Woodside, NY, 11377**



**Victor D. Weinberger**

NYS Licensed Sales Associate  
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- \* Prime location 2008 construction detached 7,966 Sq.Ft home
- \* 7 family, with 3 indoor and 6 outdoor parking spots
- \* 7 Boilers 7 Water tanks. Tenants pay gas and electric
- \* Huge 50 x 121 lot. Built 29 x 73.
- \* Short walk to E-F-M-R-7 trains at Roosevelt Ave/74 St .
- \* The Q60 Bus to NYC is 2 Blocks.
- \* Queens Center Mall is less than a mile away.
- \* Manhattan is 15 minutes away via Queens Blvd or LIE
- \* There are several cell phone towers on the roof (20 yr lease)



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

Property Video: <https://youtu.be/-TqifDtW4Go> (Highlight Link and Open)



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

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**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	4	2,000 SF	\$3,015 + \$300 (2 parking)	\$31,200	March 2024
1A	1	650 SF	\$1,700 + \$150 (1 parking)	\$21,000	February 2024
1B	1	650 SF	\$2,000	\$24,000	March 2024
1C	1	650 SF	\$1,850	\$18,600	March 2024
2 A	1	650 SF	\$1,785	\$19,200	March 2024
2 B	1	700 SF	\$1,800	\$20,532	March 2024
2 C	1	650 SF	\$1,900	\$18,600	July 2024

**Apartment Income:**  $\$14,500 \times 12 \text{ months} = \$174,000$

**Extra Income:**

Cellular Tower	\$20,600
2 Garages	\$300
6 Exterior Spots	\$700
<b>Total Extra Income</b>	<b>\$8,400</b>

**Total Income Gross** **\$206,000**

**Expenses: (2023-2024)**

Real Estate Taxes:	\$53,000
Water/Sewer:	\$ 5,200
Insurance:	\$ 5,000
Electricity: (Outdoor, Hallway/basement lights)	\$ 1,900
Repairs/Maintenance:	\$ 3,200

**Total Expenses:** **\$67,701**

**NET INCOME:** **\$138,299**

**Price: \$3,180,000 (4.3 Cap)**

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 this building.

## Certificate of Occupancy

**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.*

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

## Certificate of Occupancy

**CO Number: 402134766F**

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

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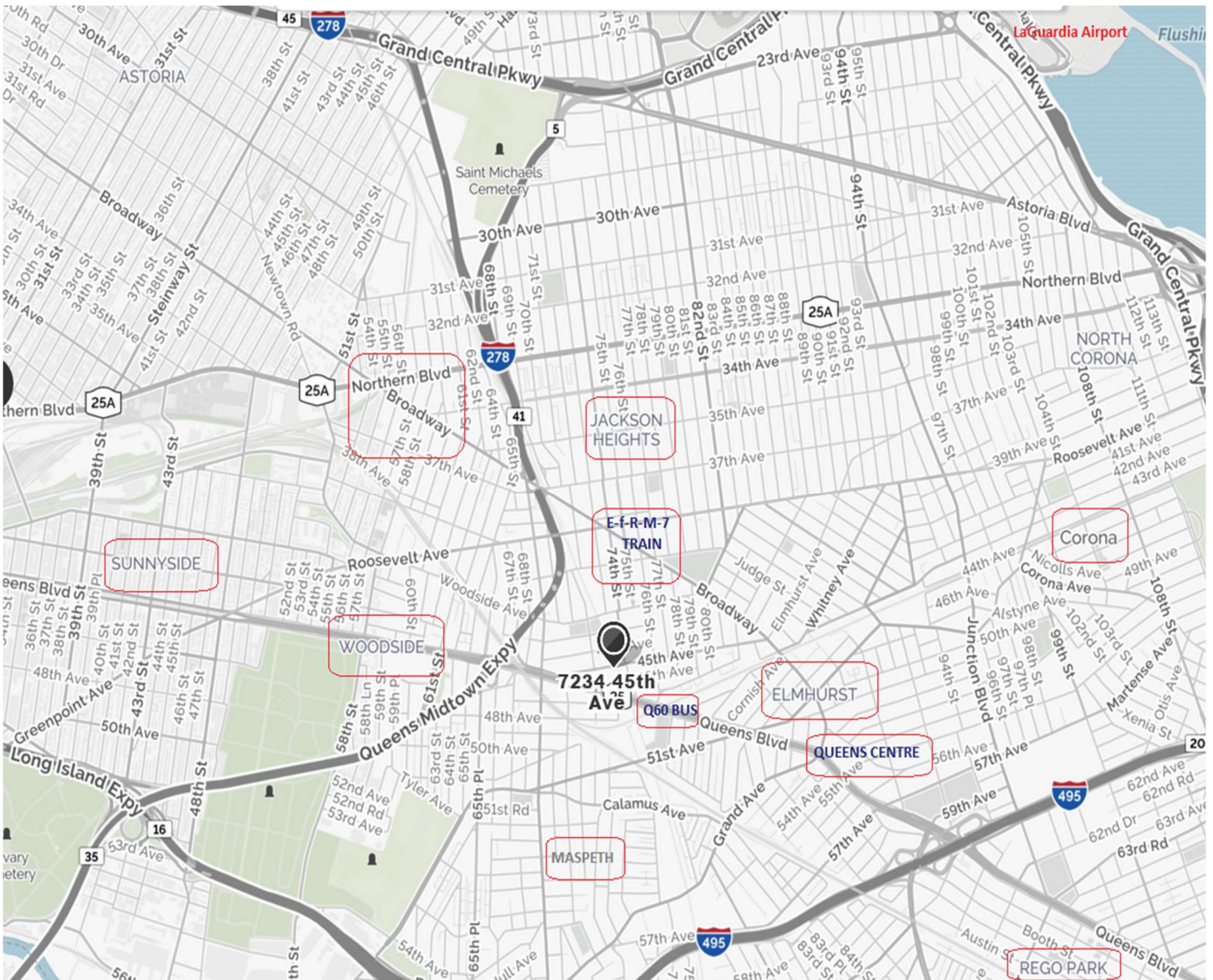
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**AREA MAP (note the short 4.5 block distance to 5 subway lines)**



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**SIDE VIEW**

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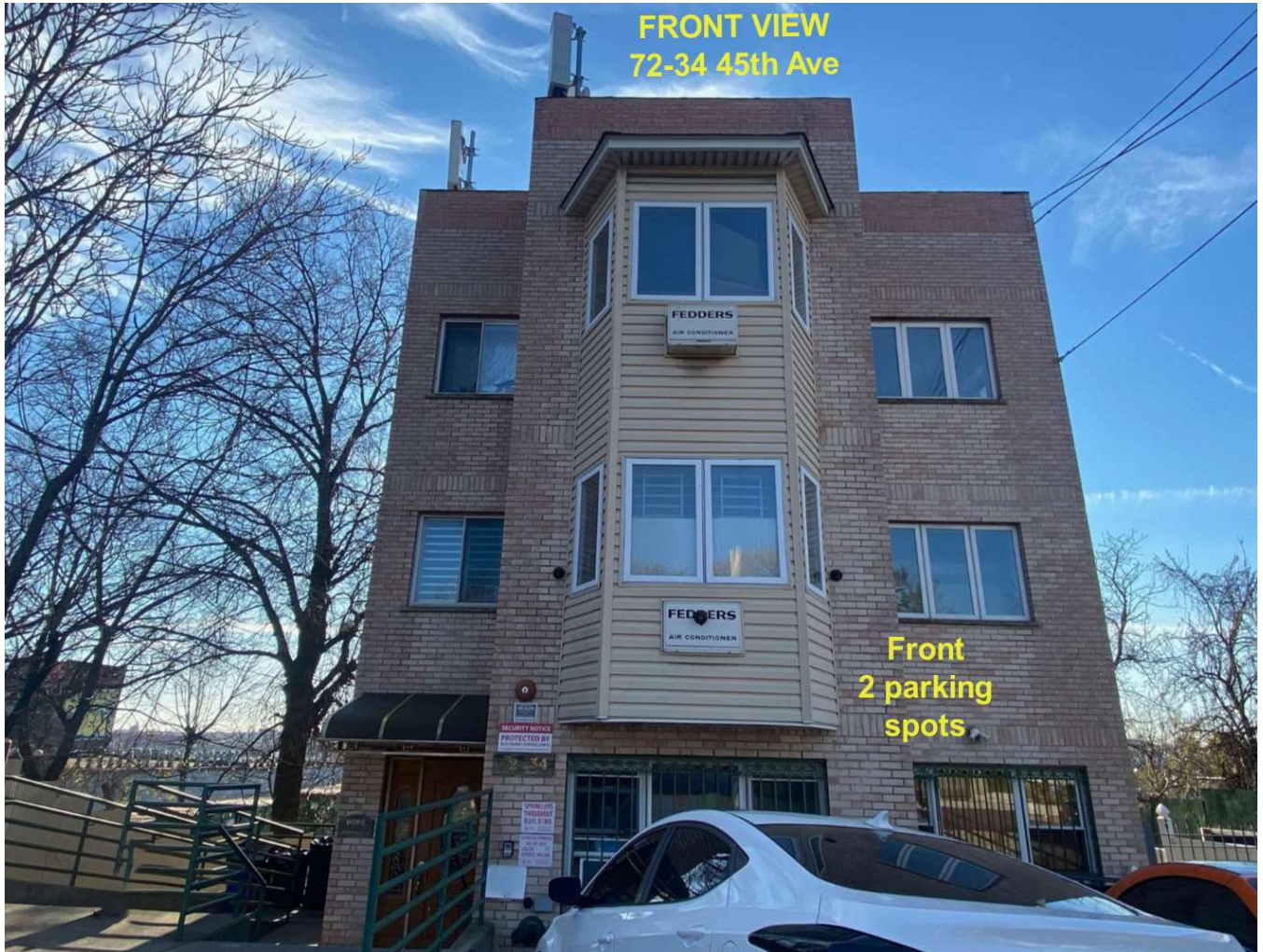


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**FRONT VIEW  
72-34 45th Ave**

**Front  
2 parking  
spots**

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**REAR  
VIEW**

**PRIVATE  
DRIVEWAY**

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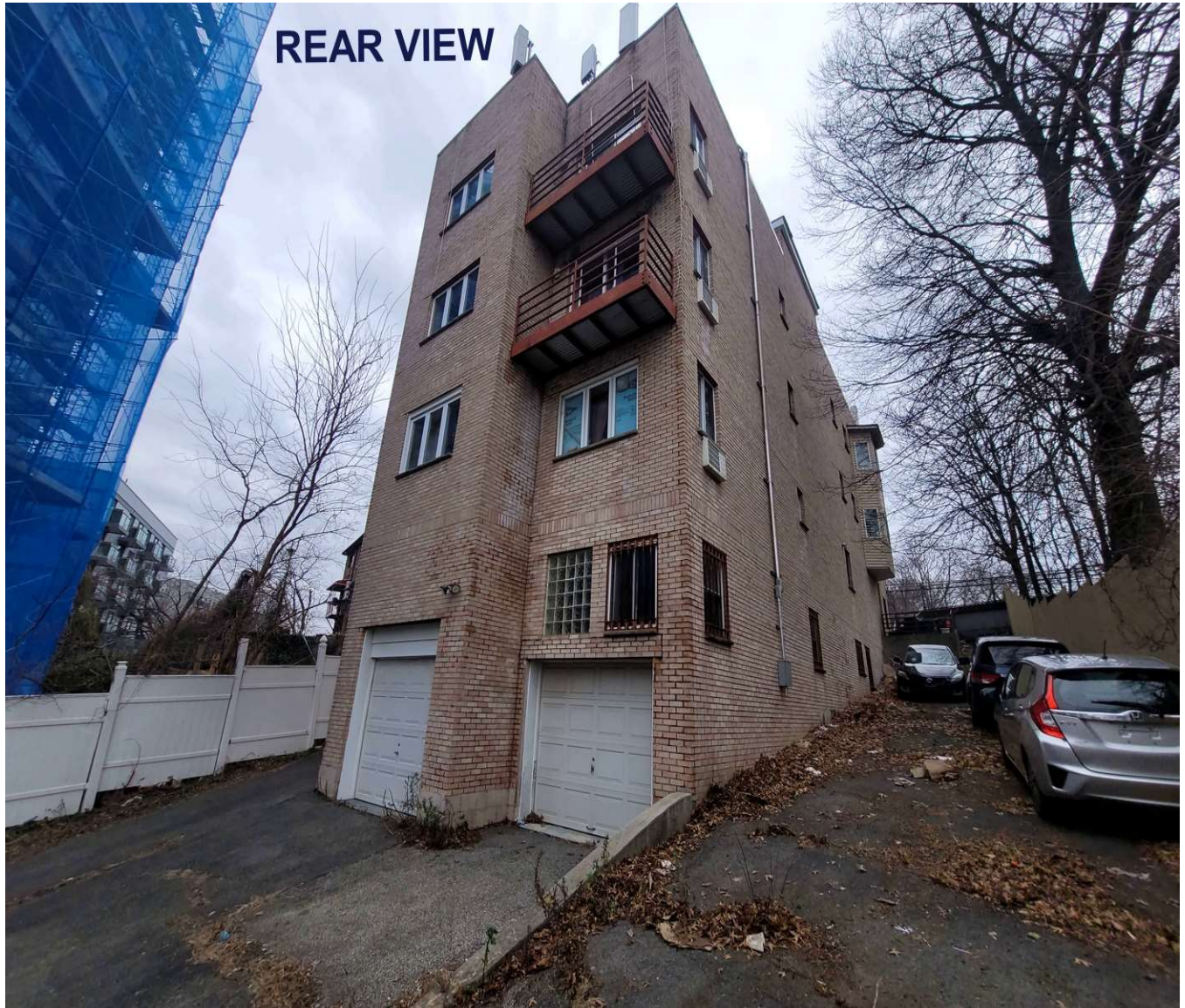


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**REAR VIEW**

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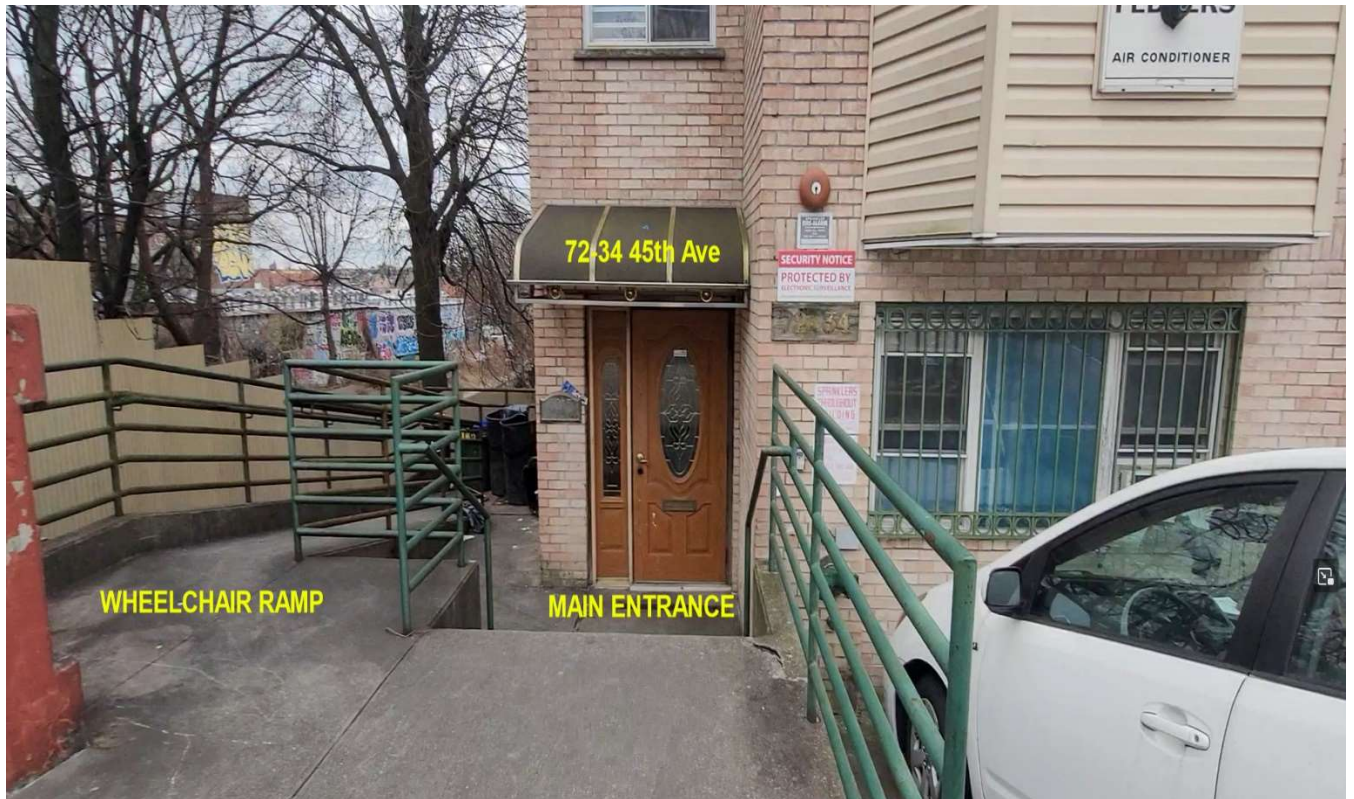


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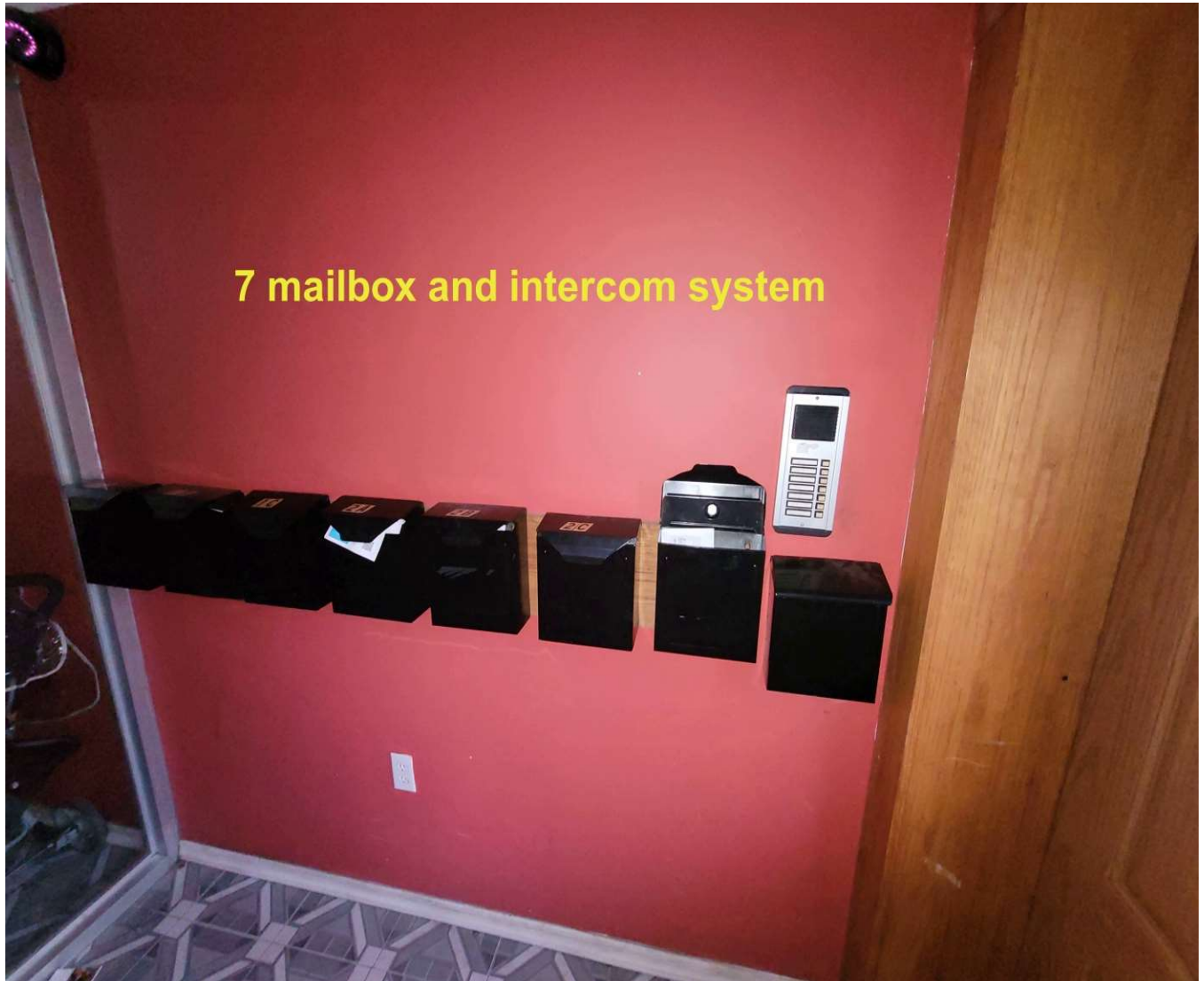
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**7 mailbox and intercom system**





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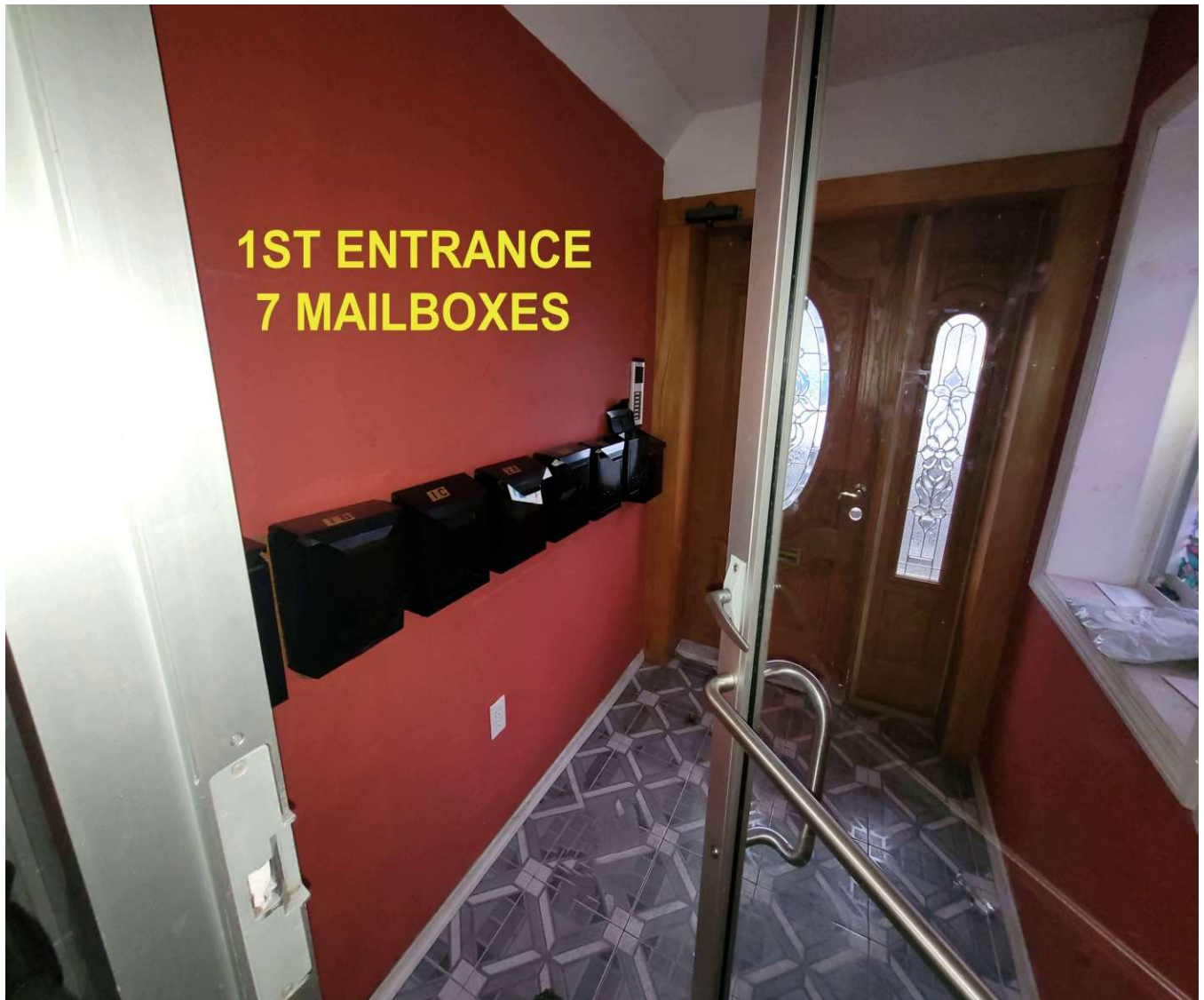


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7 MAILBOXES**

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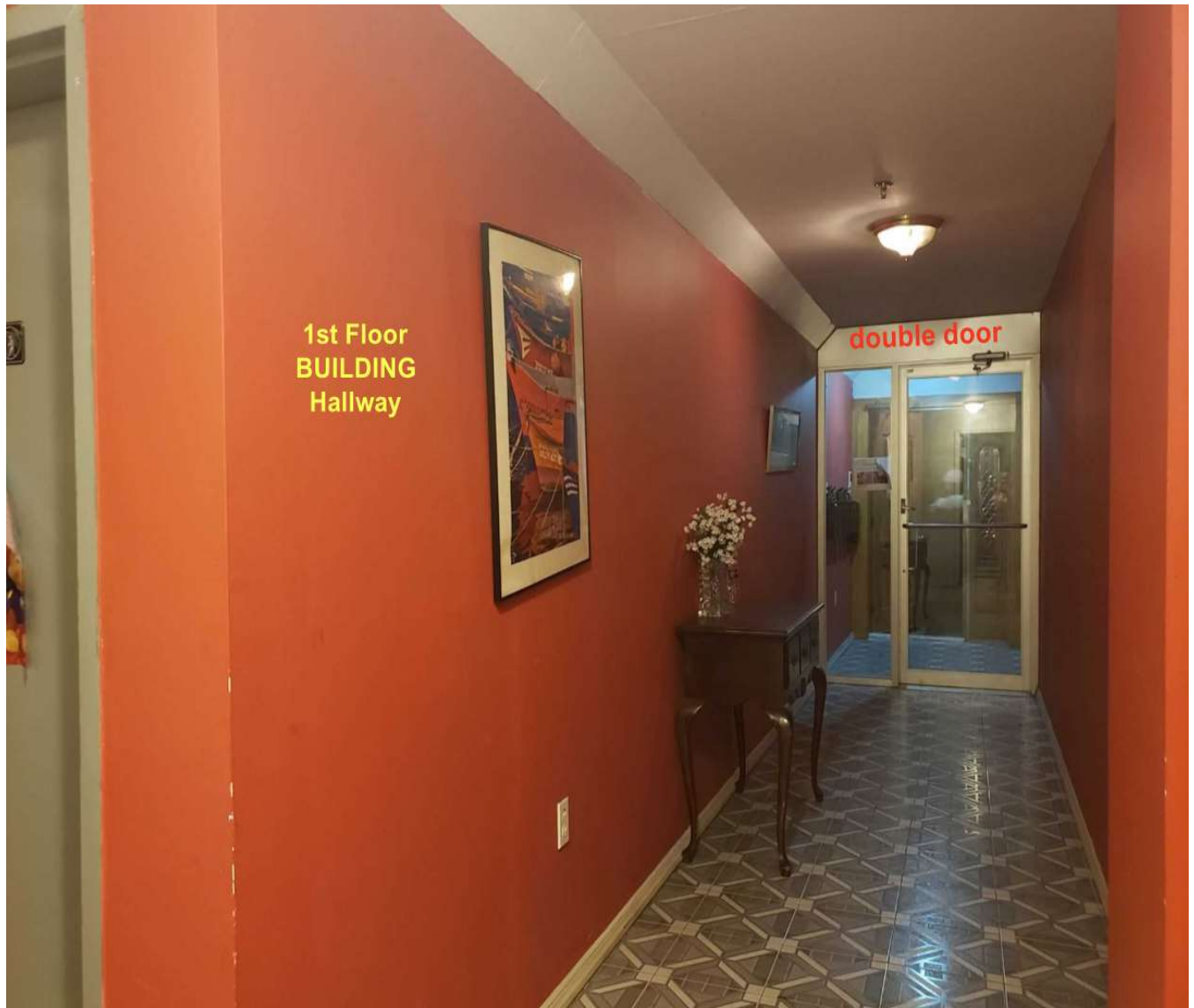


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1st Floor  
BUILDING  
Hallway

double door

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**STEEL STAIRWELL  
WITH CONCRETE**



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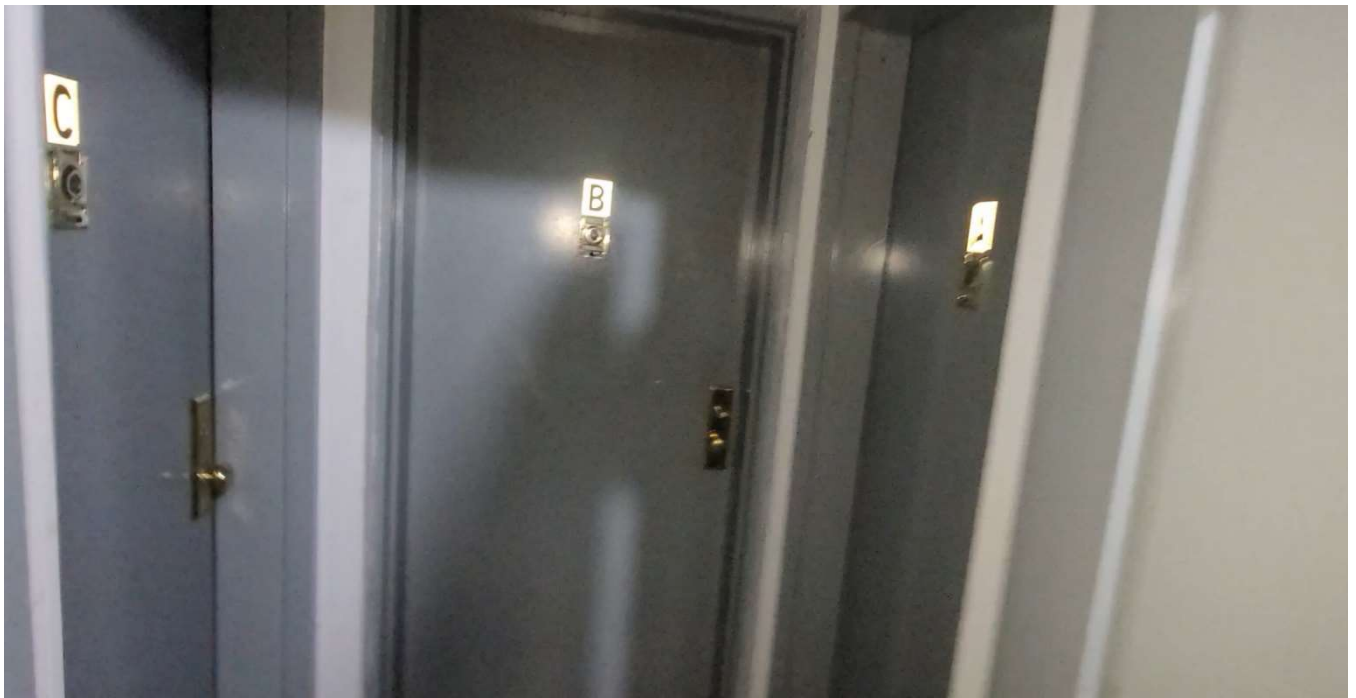
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**TYPICAL  
LIVINGROOM**

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Bedroom in all  
1 Bedroom  
apartments**

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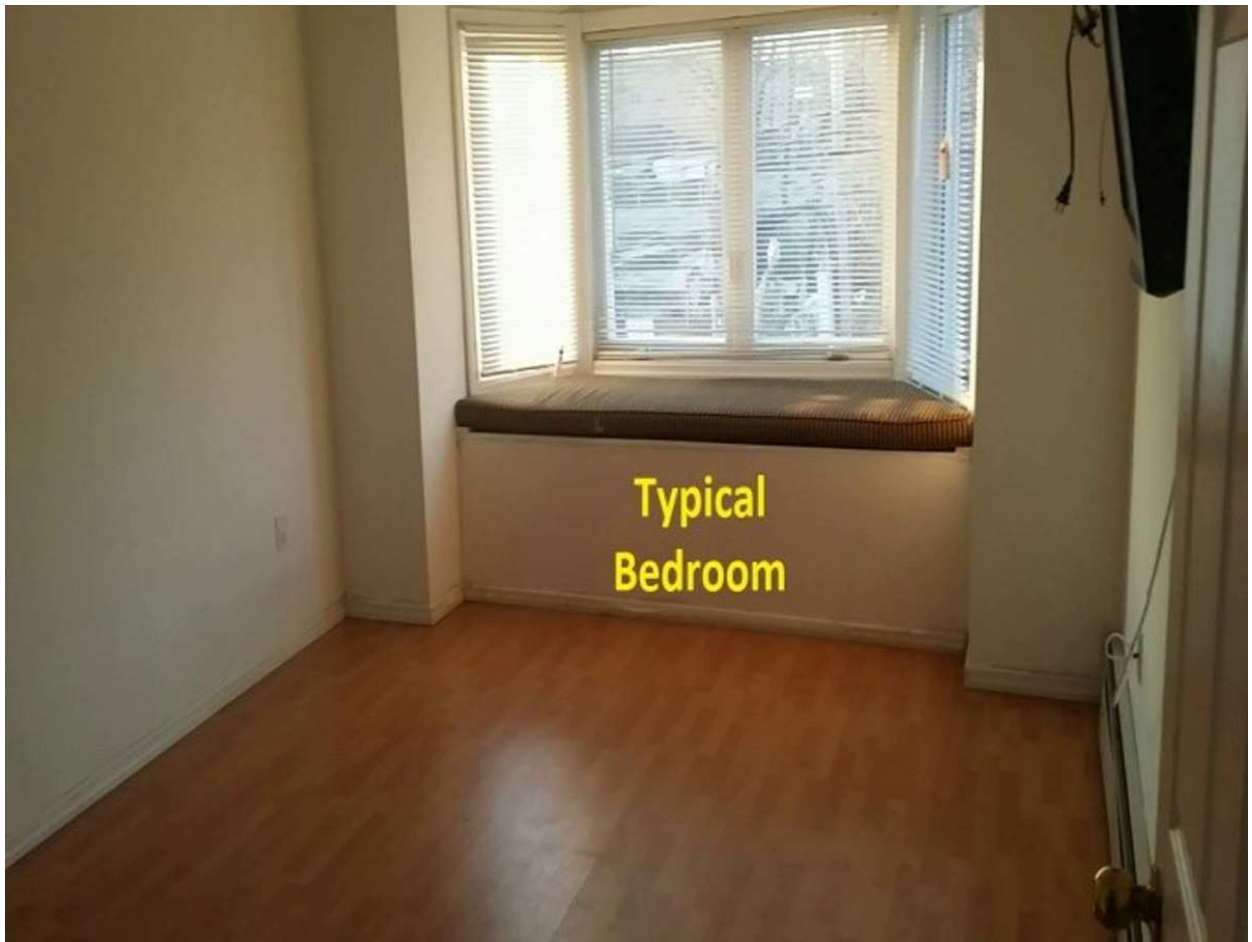


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**Typical  
Bedroom**

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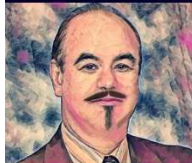
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master bedroom  
1st floor

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bedroom  
1st floor

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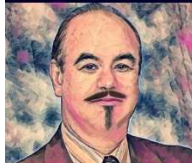
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Jacuzzi 1st floor  
master bedroom

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**TYPICAL  
FLOOR TO  
CEILING  
CERAMIC  
TILED  
BATHROOMS**



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Bathroom  
1st floor

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**UTILITY ROOM**

**7 GAS METERS**

**8 ELECTRIC METERS**

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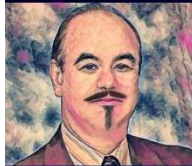
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**8 ELECTRIC METERS**

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**7 GAS METERS**

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**BOILER ROOM**

**7 BOILERS  
7 WATER TANKS**

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**BOILER ROOM**

**7 BOLERS  
7 WATER TANKS**

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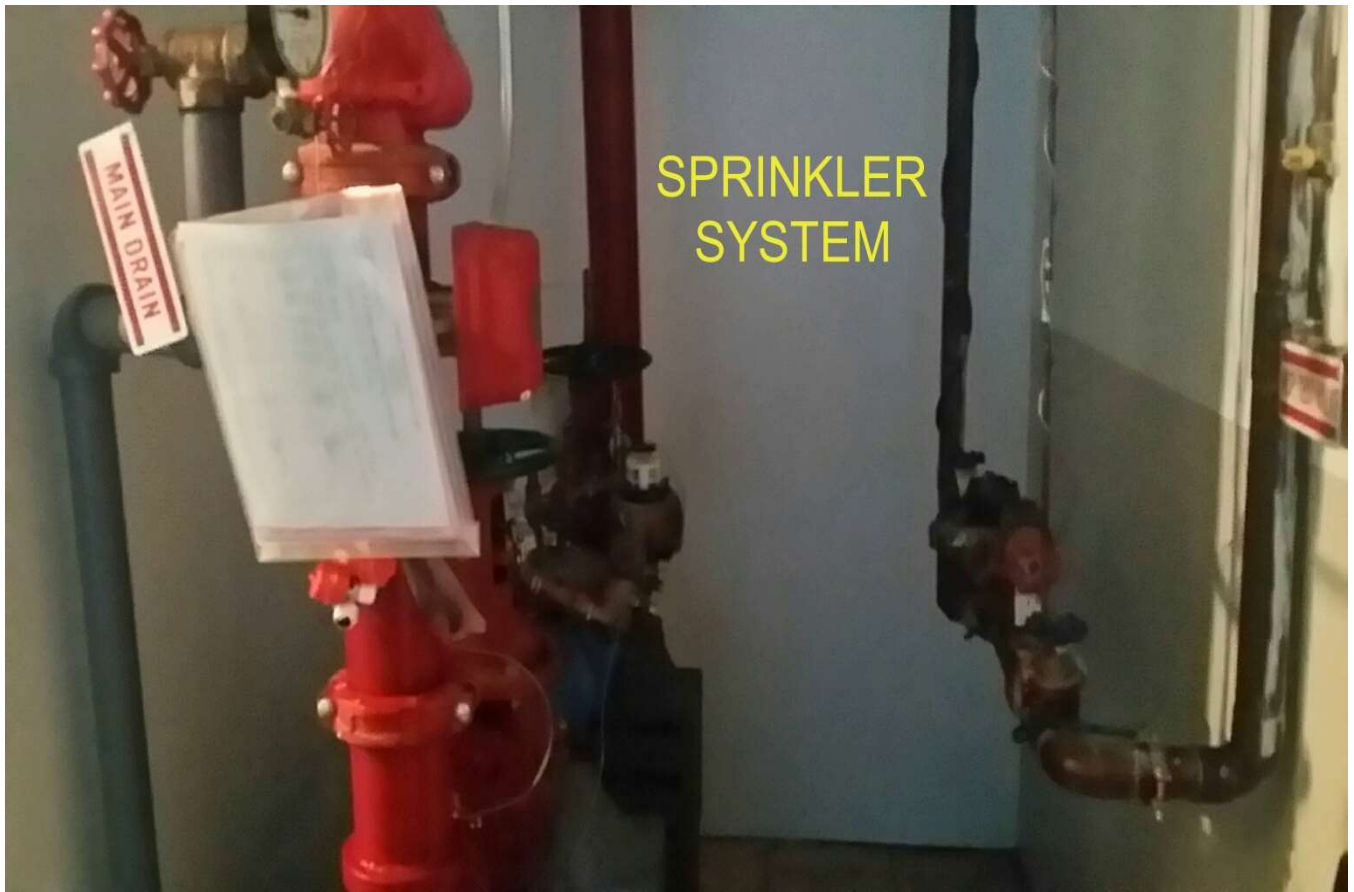


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**BASEMENT  
BATHROOM**





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**3 car garage  
with 16 ft ceilings.**

**Can rent out as  
warehouse**

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WITH 16 FT. CEILINGS**

**CAN RENT AS A  
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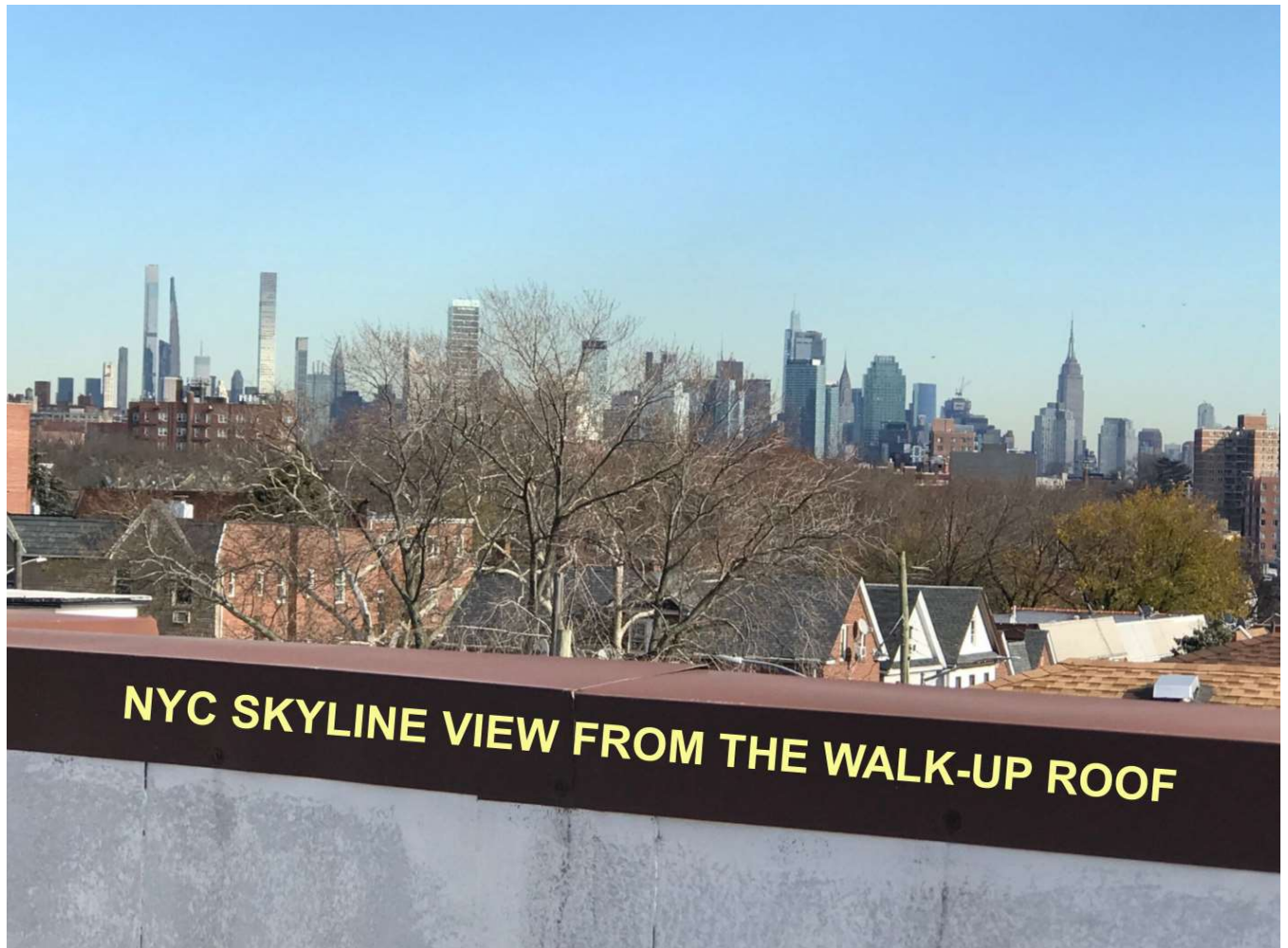


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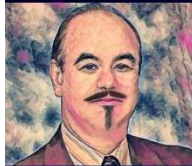
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**NYC SKYLINE VIEW FROM THE WALK-UP ROOF**

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**CELLPHONE  
TOWERS**

**ROOF**

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## CELLPHONE TOWERS



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**TAX MAP (upclose)**



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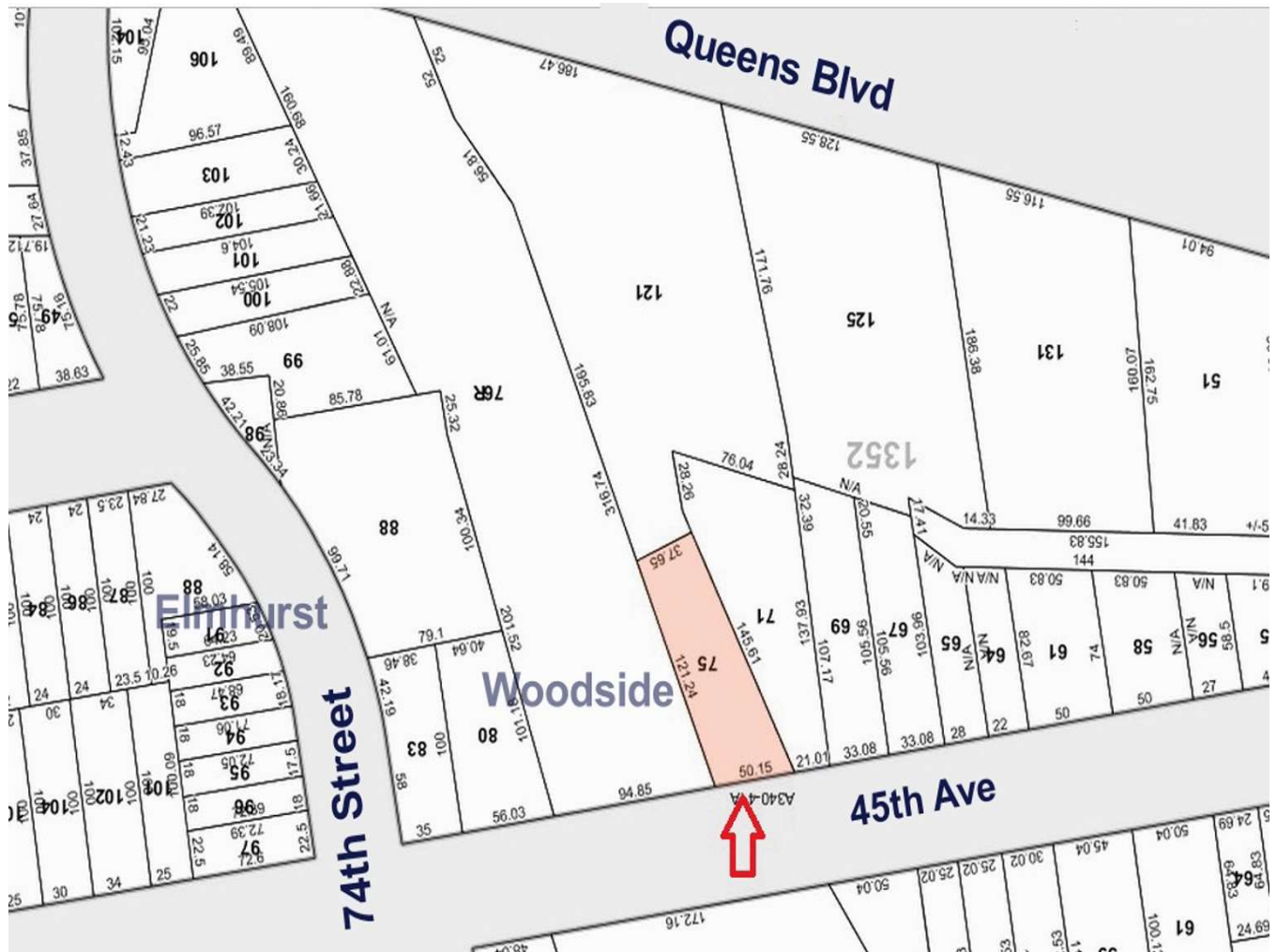
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TAX MAP zoomed out)



BUILDING AND LOT OUTLINE

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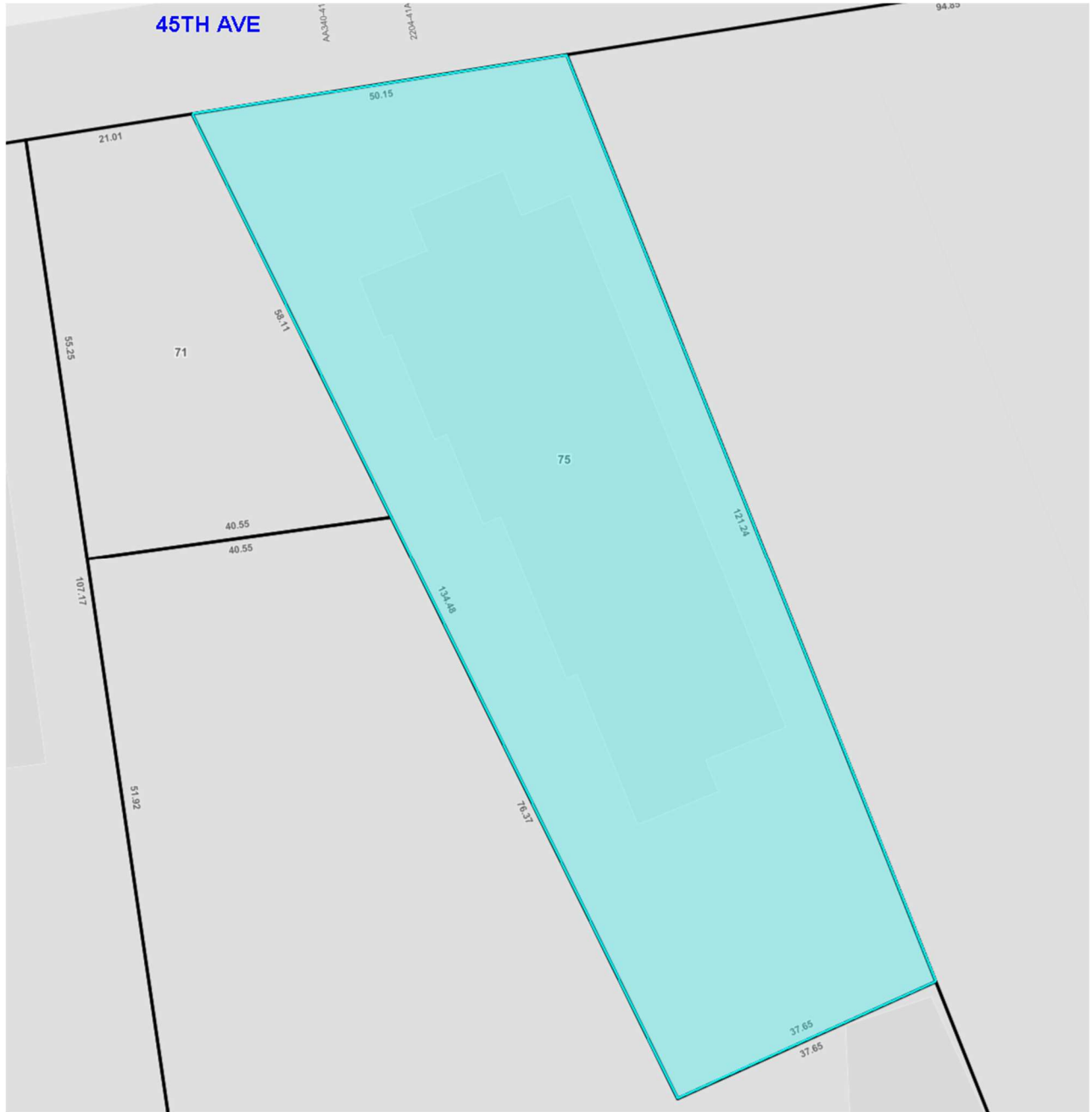
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## Building Information

BISWEB

**29.4**  
Building Frontage

**7**  
Total Units

**-**  
Commercial Area

**-**  
Exterior Condition

**WalkUp Apt**  
Building Style

**73.6**  
Building Depth

**3**  
Stories

**0**  
Commercial Units

**-**  
Construction Type

**-**  
External Wall

**7,966**  
Living Area

**2006**  
Year Built

**7**  
Residential Units

**3**  
Stories

**Freestanding**  
Proximity

**-**  
Basements

**50.15**  
Land Frontage

**121.24**  
Land Depth

**5,487**  
Land Area

**R5**  
Zoning

### Schools near 72-34 45th Avenue

Rating	School	Grades	Distance
7 /10	<a href="#">P.S. 12 James B Colgate</a>	K to 5	0.2 mi
8 /10	<a href="#">Is 125 Thomas J Mccann Woodside</a>	6 to 8	1.4 mi
3 /10	<a href="#">Newtown High School</a>	9 to 12	0.9 mi
6 /10	<a href="#">Maspeth High School</a>	9 to 12	0.8 mi