



65-27 Roosevelt Ave, Woodside 11377

Asking: \$7,000,000

Woodside

New Development

12 Units

Yianni Bachas

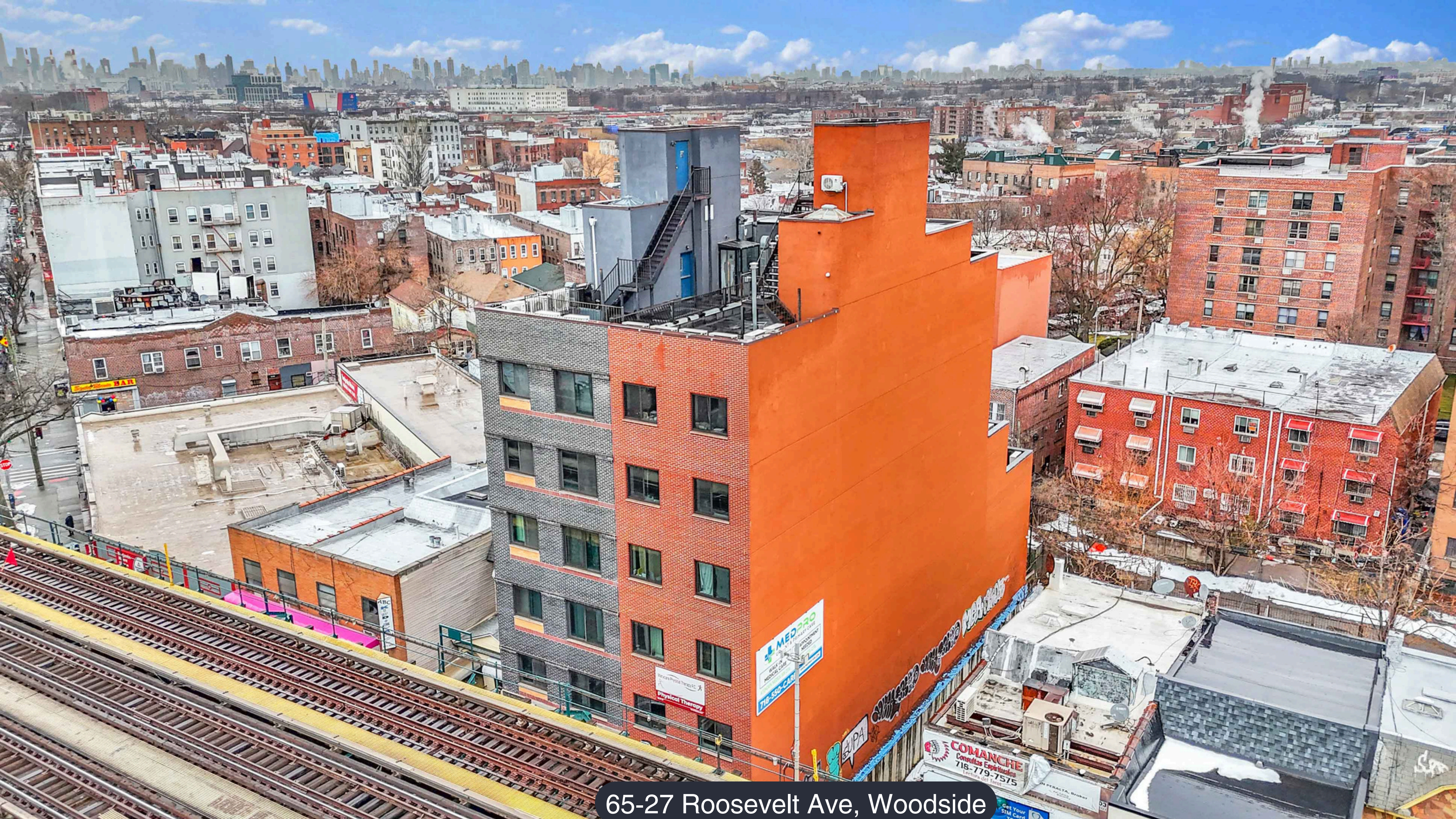
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Investment Sales



(C) 516-404-7056





65-27 Roosevelt Ave, Woodside

65-27 Roosevelt Avenue

Woodside, New York · Mixed-Use Investment Property

ANNUAL GROSS RENT \$510,293	ANNUAL NET INCOME \$438,922	TOTAL MONTHLY RENT \$42,524	ANNUAL EXPENSES \$71,371	RESIDENTIAL / MO \$24,693	COMMERCIAL / MO \$17,831
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Residential Units 9 Units

UNIT	UNIT TYPE	LEASE START	LEASE END	MONTHLY RENT
2A	1 Bed / 1 Bath	2/1/2024	1/31/2025	\$2,700
3A	1 Bed / 1 Bath	8/1/2025	8/1/2026	\$2,966
3B	1 Bed / 2 Bath	8/1/2025	8/1/2026	\$2,495
4A	1 Bed / 1 Bath	8/1/2025	8/1/2026	\$2,966
4B	1 Bed / 1 Bath	10/15/2025	10/15/2026	\$2,500
5A	1 Bed / 1 Bath	8/1/2025	8/1/2026	\$2,966
5B	1 Bed / 1 Bath	11/1/2025	11/1/2026	\$2,450
6A	1 Bed / 1 Bath	9/1/2025	9/1/2026	\$2,450
6B	2 Bed / 2 Bath	6/1/2025	6/1/2026	\$3,200

MONTHLY \$24,693 / mo	ANNUAL \$296,316 / yr	TOTAL RESIDENTIAL INCOME
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Commercial Tenants 3 Units · 3,897 SF

TENANT	OCC DATE	EXP DATE	SF	MONTHLY RENT
1A — MedPro	06/30/23	06/30/26	1,437	\$10,000
C1 & C2 — SenseSpa	01/15/26	01/15/31	1,350	\$3,800
CF — Mary Vilchez PT	07/01/23	07/01/28	1,110	\$4,031

MONTHLY \$17,831 / mo	ANNUAL \$213,972 / yr	TOTAL COMMERCIAL INCOME
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Gross Leasable Area	3,897 SF
Blended Avg. Rent / SF	\$54.96 / SF

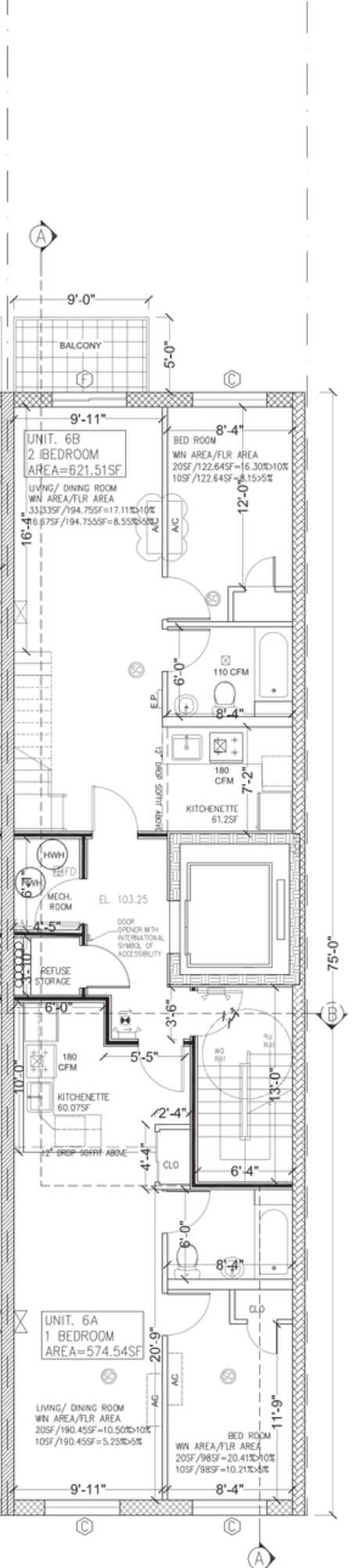
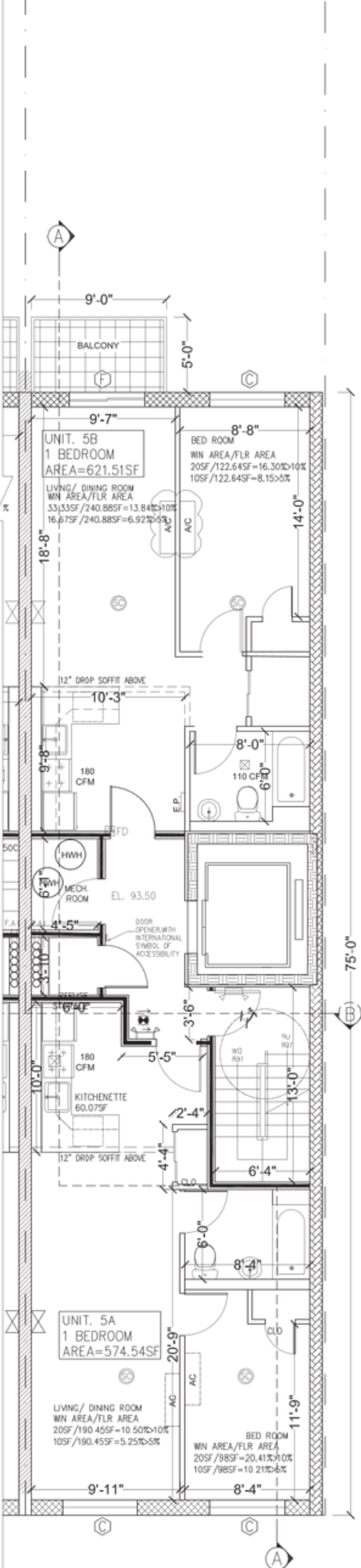
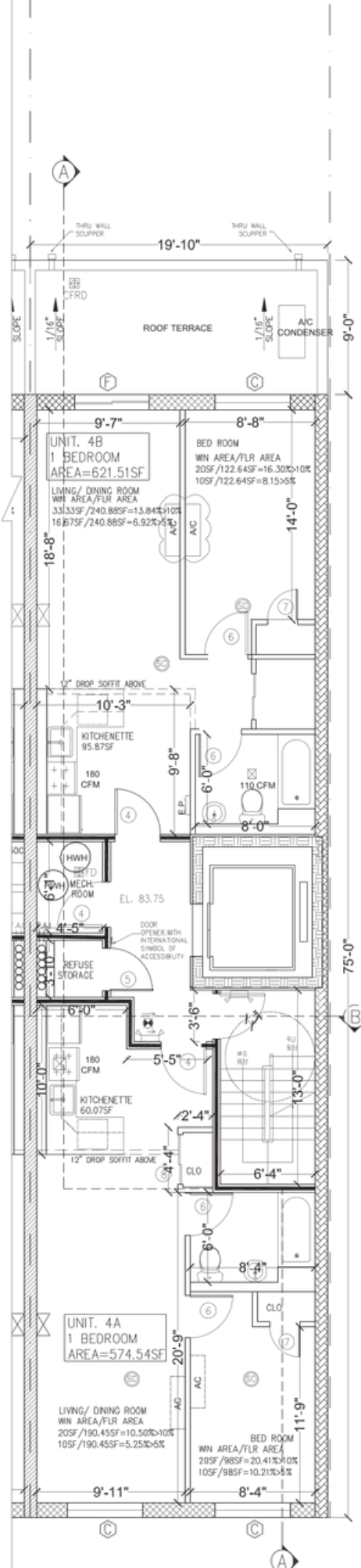
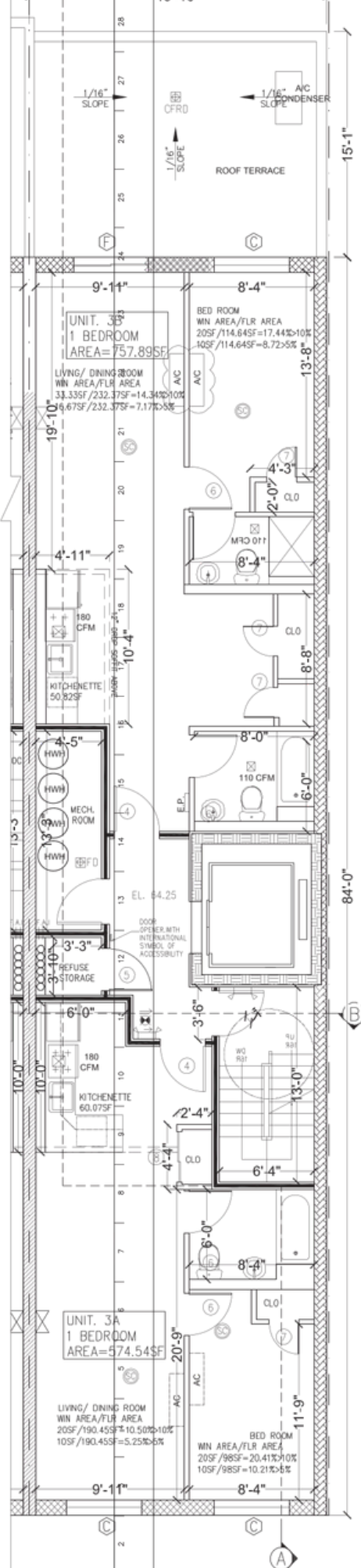
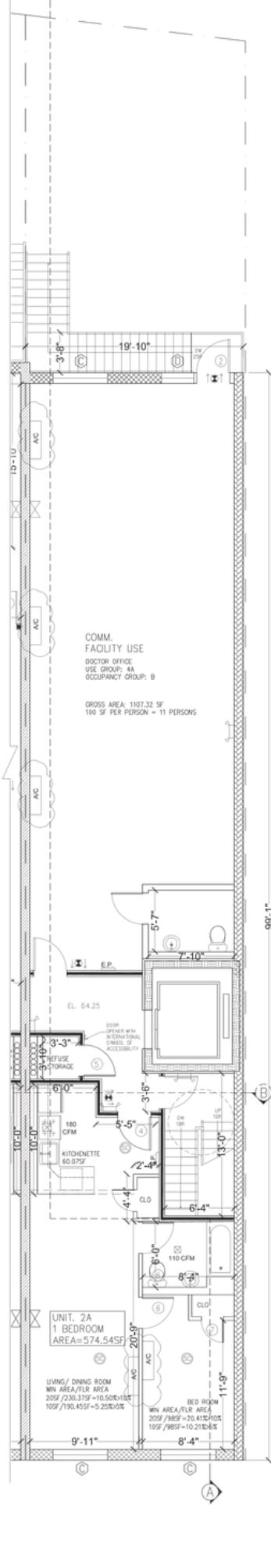
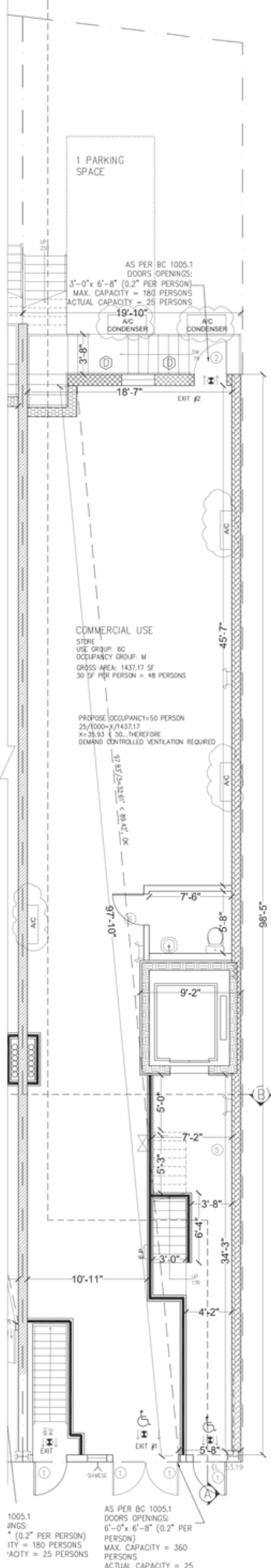
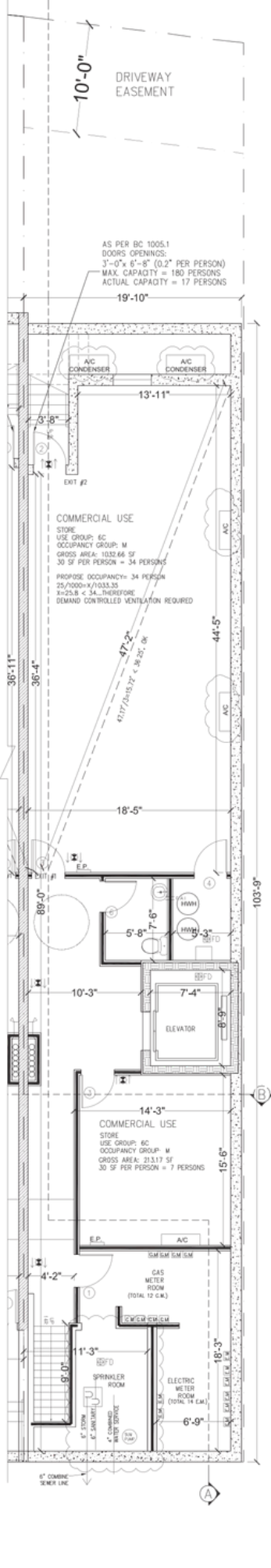
Annual Expenses

EXPENSE ITEM	ANNUAL AMOUNT
Property Tax	\$18,000
Water & Sewer	\$8,000
Insurance	\$20,000
Electric	\$9,000
Repairs & Maintenance	\$6,000
Heating	Tenant
Vacancy (3%)	\$10,371

Total Annual Expenses	\$71,371
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ANNUAL NET OPERATING INCOME
\$438,921.98

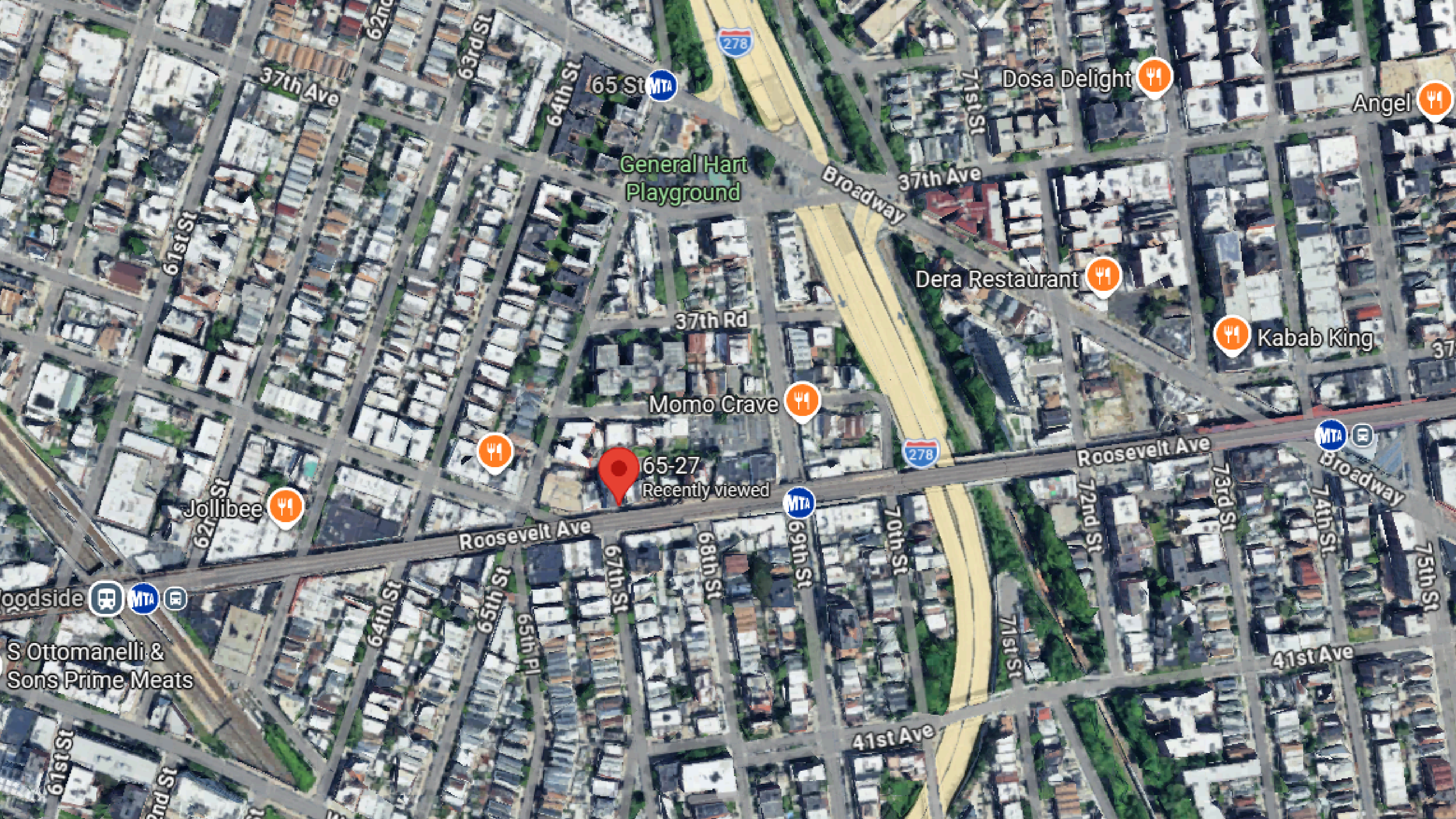
Annual Gross Rent	\$510,293.04
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Overview Page

Property	65-27 Roosevelt Ave, Woodside
Building Square Feet	13,216
Building Dimensions	20 ft x 100 ft , 6 Floors
Lot dimensions	20 ft x 131.68 ft
Property Taxes	\$18,000 (Tax Abatement for 32 Years)
Year Built	2023



General Hart
Playground

65-27
Recently viewed

Dosa Delight

Angel

Dera Restaurant

Kabab King

Momo Crave

Jollibee

S Ottomanelli &
Sons Prime Meats



Details

- **New Development - Built 2023 - 35 Year Tax Abatement**
- **Retail was constructed with a Medical Tenant focus, creating a demand for these spaces built to suite**
- **Steps away from 69th St Subway - 7 Line**
- **Combination of residential units plus commercial frontage enhances long-term value and diversified income streams.**
- **Positioned along a vibrant commercial corridor (Roosevelt Ave) with high foot traffic and retail visibility**

Contact

to learn more

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Contact for a Market Evaluation on your property!