



**Capri Jet**  
**Realty Corp.**

Licensed Real Estate Brokerage

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For Sale | Six Family Investment Property in Sunnyside Queens.

# 41-15 49th Street

Sunnyside, NY 11104



PRESENTED BY:

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**Asking price: 1,800,000**

## 41-15 49th Street, Sunnyside, NY 11104

### Property Information

Capri Jet Realty is pleased to present 41-15 49th Street, a well-maintained six-family brick apartment building located in the heart of Sunnyside, Queens.

The property consists of six spacious two-bedroom, one-bathroom apartments, each approximately **900 square feet**. Unlike many neighborhood buildings, all units feature highly desirable box-style layouts rather than railroad configurations. Every bedroom comfortably accommodates a king-size bed, while the generously sized **16' x 16'** living rooms provide excellent livability for tenants.

The building offers a strong and stable rent roll with a current gross annual income of approximately **\$172,965**. There are four free-market apartments and two rent-stabilized units. Notably, all four free-market apartments are currently rented below market, presenting investors with significant long-term upside potential through future rent growth.

### Additional features include:

- Six large 2-bedroom / 1-bath apartments
- Attractive brick construction
- Shared roof deck with skyline views
- Private backyard for the first-floor unit
- Gas heat
- AC sleeves installed throughout (no window units required)
- Live-in superintendent
- DHCR registrations current and in good standing
- No known arrears or housing court cases
- Well-maintained ownership since 2007

Lot size	32.17 Ft X 100 Ft
Building Size	29 Ft x 79 ft
Taxes	\$37,593/Year
Zoning	R5D

## 41-15 49th Street, Sunnyside, NY 11104

Located on a quiet tree-lined block in Sunnyside, the property benefits from convenient access to transportation, shopping, restaurants, and neighborhood amenities. Residents enjoy close proximity to the 46th Street-Bliss Street subway station, providing quick access to Midtown Manhattan.

This is an excellent opportunity for both investors seeking long-term appreciation and end-users looking to acquire a well-positioned multifamily asset in one of Queens' most desirable rental markets.

### Financial Highlights

Asking Price	\$1,800,000
Current Gross Annual Income	Approx. \$172,965
Expenses	\$59,142
NOI	\$113,822.76

6.32 CAP with great upside.

Current Unit Mix:

- 4 Free Market Apartments
- 2 Rent Stabilized Apartments

Operating statements and rent roll available upon request.



41-15 49th Street, Sunnyside, NY 11104

**VALUE-ADD OPPORTUNITY**

The Property consists of six oversized 2-bedroom apartments, including four free-market units and two rent-stabilized units.

The four free-market apartments are currently rented below market and present a significant opportunity for future ownership to increase income through unit modernization and repositioning. Assuming market rents of approximately \$55/SF, the free-market units could potentially achieve rents of approximately \$4,125 per month.

The two rent-stabilized apartments provide stable long-term occupancy and predictable annual rent growth.

**Illustrative Upside Scenario**

Unit Type	Units Annual Income
4 Free Market Units @\$4,125/month	\$198,000
2 Rent Stabilized Units (3% Increase Assumed)	\$27,856
Projected Gross Income	\$225,856

Current Gross Income: **\$172,965** | Projected Gross Income: **\$225,856**

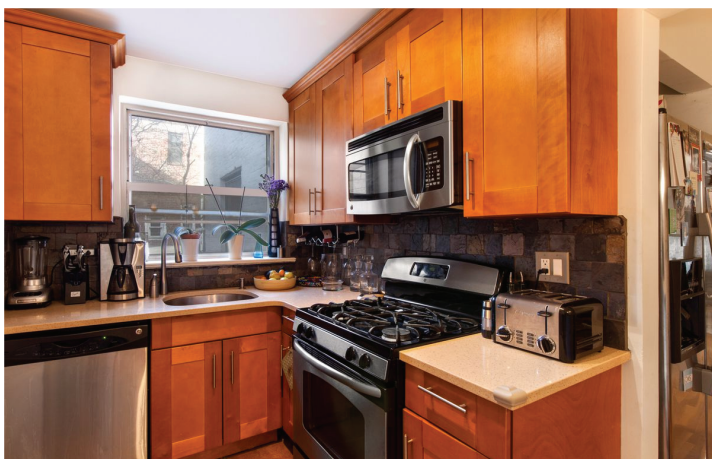
Potential Annual Increase: **\$52,891**

This analysis is presented solely to illustrate potential future rental upside. Prospective purchasers should conduct their own independent analysis regarding market rents, operating expenses, and investment returns.

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## Rent Rolls

#1R	\$3,900
#1F	\$2,674
#2F (RENT STABILIZED)	\$1150.32
2R	\$2,646
#3F (RENT STABILIZED)	\$1,103.41
3R	\$2,940
Gross	\$14,413.73



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## More Pictures



## Key Points :

- 4 free market , 2 rent stabilized units
- Shared roof deck
- Live in super
- Clean DHCR

**CALL today for more inquires !**