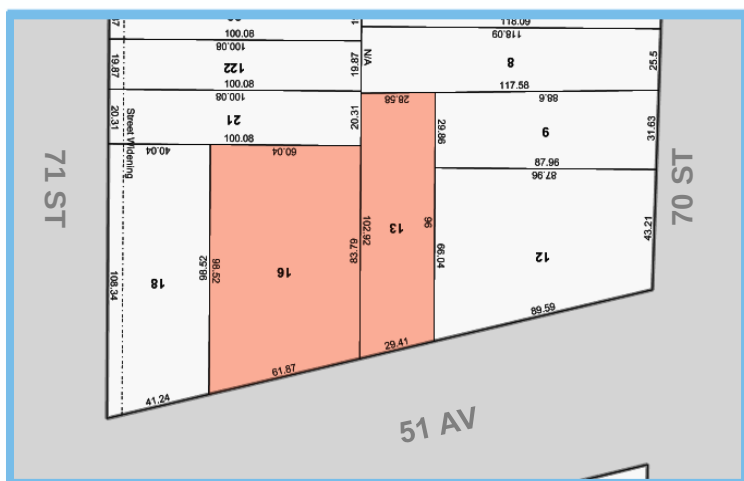
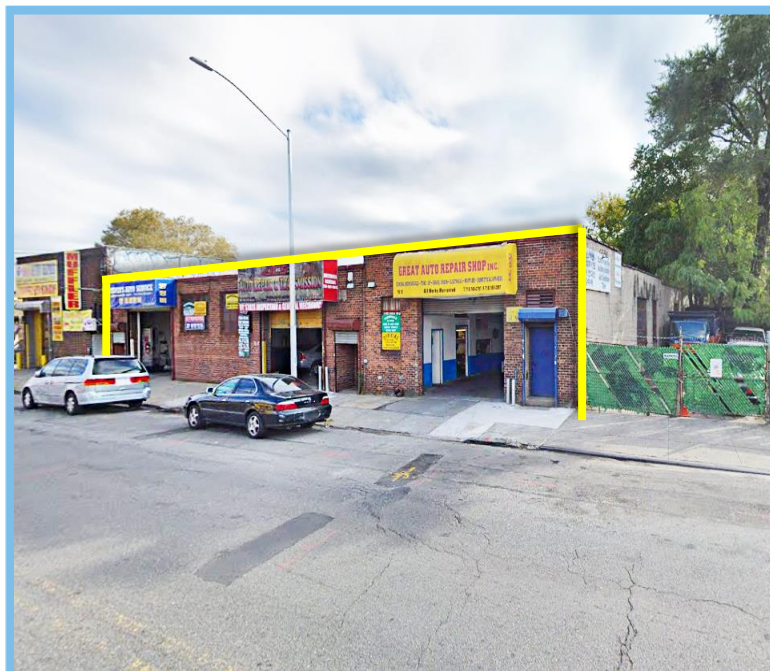




TWO ADJACENT NNN COMMERCIAL BUILDINGS FOR SALE

70-12 & 70-16/18 51st Avenue Woodside, NY 11377

ASKING PRICE: \$4,500,000



PROPERTY

Block/Lots:	2459/16+13	
Lot Dimensions:	92' x 132'	(comb approx.)
Lot SF:	8,432	(comb approx.)
Building Dimensions:	91' x 171'	(comb approx.)
Stories:	1	
Building SF:	7,868	(comb approx.)
Zoning:	M1-1	
F.A.R.:	1.0	
Assessment (17/18):	\$1,007,000	(comb approx.)
R.E. Taxes (17/18):	\$20,042	(comb approx.)

DESCRIPTION

The subject properties are both commercial buildings located on 51st Avenue between 70th and 71st Street in Woodside. It consists of two adjacent buildings with three commercial spaces totaling 7,868 SF that are currently occupied by DCS Transmission, Stevens Auto and Great Auto Repair Shop. The buildings are on two separate tax lots. The lease on 70-12 expires on 12/30/18 and the lease on 70-16 expires on 7/1/2019 and 70-18 expires on 7/1/2019 with. **Ownership will consider separate sales.** The location is just a few blocks from the Q18 and Q47 bus lines which connects to the E, F, M, R and 7 trains. This is an excellent opportunity for owner, user or investor.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

For further information
or inspection, please
contact:

Swain Weiner

President / Partner

Licensed Broker

sweiner@gmipny.com

646.319.1084



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70-12 & 70-16/18 51st Avenue Woodside, NY 11377

ASKING PRICE: \$4,500,000

REVENUE (Combined)

Address	Commercial Units	Size (SF)	LXP	Monthly Rent	Annual Rent
70-12	Great Auto Repair Shop	2,958	12/30/2018	\$6,250	\$75,000
70-16/18	DCS Transmission	2,573	7/1/2019	\$6,100	\$73,200
	Stevens Auto Svc Inc.	3,038	7/1/2019	\$5,000	\$60,000
Total:				\$17,350	\$208,200

EXPENSES: (COMBINED ESTIMATED)

Real Estate Taxes (17/18):	\$20,042
Less Tenant Pass Thru:	(\$18,038)
Insurance:	\$6,000
Less Tenant Pass Thru:	(\$5,400)
Electric (Common):	Paid by Tenant
Repair and Maintenance:	Paid by Tenant
Oil:	Paid by Tenant
Water/Sewer:	Paid by Tenant
Total:	\$2,604
NET OPERATING INCOME:	\$205,596

DESCRIPTION

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