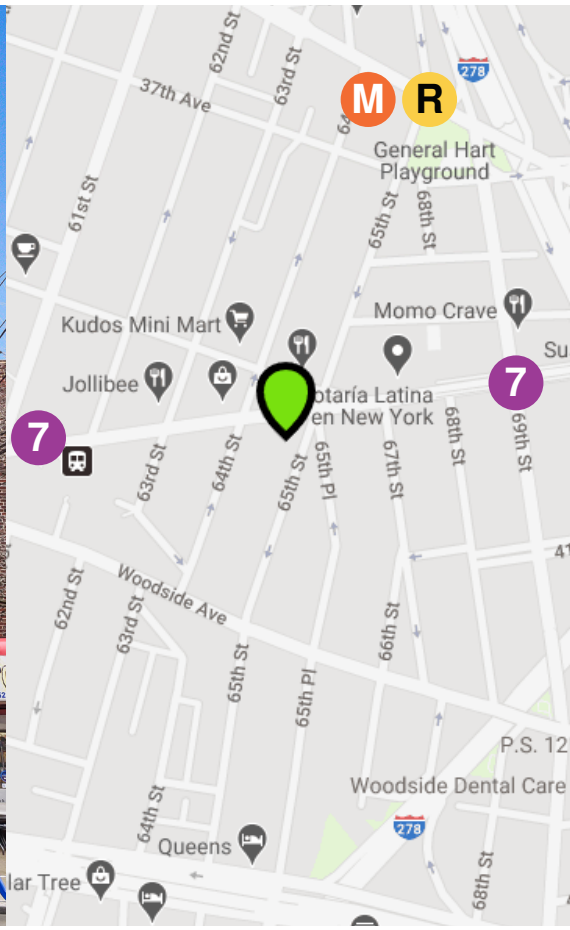
IPRG

39-20 65TH STREET WOODSIDE, NY 11377

CLOSED





SALE PRICE

$1,400,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01296-0038
NEIGHBORHOOD:	Woodside
CROSS STREETS:	Roosevelt Ave & Woodside Ave
PROPERTY DIMENSIONS:	33 ft x 72 ft
LOT DIMENSIONS:	33.25 ft x 100 ft
ZONING:	R6, C1-4
FAR:	2.43
TAX CLASS:	2B

SALE METRICS

9 Apartments # of Units	8,000 Approx. SF
5.77% Current Cap Rate	8.71x Current GRM
8.68% Pro Forma Cap Rate	6.88x Pro Forma GRM
$155,556 Price/Unit	$175 Price/SF

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