56-18–56-20 WOODSIDE AVENUE, QUEENS, NY 11377

EXCLUSIVE OFFERING MEMORANDUM

Corner Mixed-Use Building on Woodside Avenue



IPRG

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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

56-18–56-20 WOODSIDE AVENUE





OFFERING PRICE

$2,350,000

INVESTMENT HIGHLIGHTS

8 Apts & 3 Stores # of Units	5,750 Approx. SF	6.10% Current Cap Rate	6.57% Pro Forma Cap Rate
$213,636 Price/Unit	$409 Price/SF	9.52x Current GRM	9.08x Pro Forma GRM

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CORNER MIXED-USE BUILDING ON WOODSIDE AVENUE **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	LEASE START	LEASE EXP.	NOTES
1	1 Bed / 1 Bath	450	$1,600	$1,600	$42.67	$42.67	RS	5/1/2026		
2F	2 Bedroom / 1 Bath	450	$1,925	$1,925	$51.33	$51.33	RS	10/1/2026		
3R	2 Bedroom / 1 Bath	450	$2,177	$2,177	$58.05	$58.05	RS	9/1/2025		
3F	1 Bed / 1 Bath	450	$1,950	$1,950	$52.00	$52.00	RS	1/1/2026		
Commercial	Motor Store/E-Bikes	500	$2,850	$3,250	$68.40	$78.00			2028	Delivered Vacant
Commercial	Import/Export	500	$950	$1,350	$22.80	$32.40			MTM	250 SF Garage, Yard Access
2R	1 Bed / 1 Bath	450	$1,648	$1,648	$43.95	$43.95	RS	9/1/2026		
2F	1 Bed / 1 Bath	450	$1,499	$1,499	$39.98	$39.98	RS			Vacant since Oct. 1, 2026
3R	1 Bed / 1 Bath	450	$63	$63	$1.67	$1.67	RC			
3F	1 Bed / 1 Bath	450	$1,550	$1,550	$41.33	$41.33	RS	6/1/2026		
Commercial	Convenience	700	$4,350	$4,550	$74.56	$78.00			2028	
	MONTHLY:		$20,561	$21,562						
	ANNUALLY:		**$246,735**	**$258,739**						

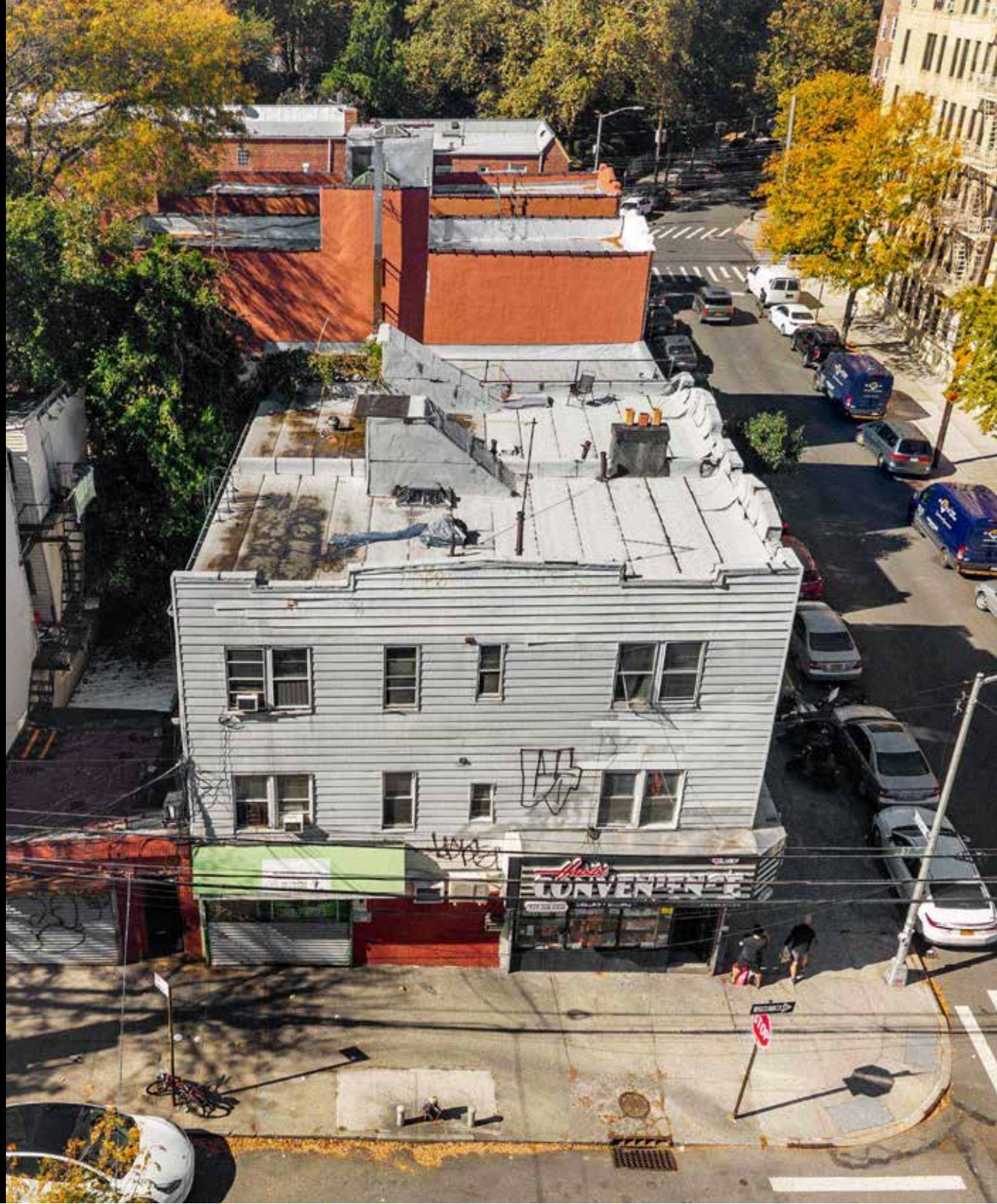
	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	$ 246,735	$ 258,739
VACANCY/COLLECTION LOSS (3%):	$ (7,402)	$ (7,762)
EFFECTIVE GROSS INCOME:	$ 239,332	$ 250,977
REAL ESTATE TAXES (CLASS 2B):	$ (53,982)	$ (53,982)
FUEL:	$ (6,900)	$ (6,900)
WATER AND SEWER:	$ (9,200)	$ (9,200)
INSURANCE:	$ (7,500)	$ (7,500)
COMMON AREA ELECTRIC:	$ (529)	$ (529)
REPAIRS & MAINTENANCE::	$ (6,000)	$ (6,000)
MANAGEMENT (5%):	$ (11,967)	$ (12,549)
TOTAL EXPENSES:	$ (96,077)	$ (96,660)
NET OPERATING INCOME:	**$ 143,255**	**$ 154,318**

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PROPERTY INFORMATION

56-18-56-20 WOODSIDE AVENUE



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CORNER MIXED-USE BUILDING ON WOODSIDE AVENUE **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 56-18–56-20 Woodside Avenue. The subject property sits on the corner of Woodside Avenue and 57th Street in Woodside, Queens, just off Roosevelt Avenue.

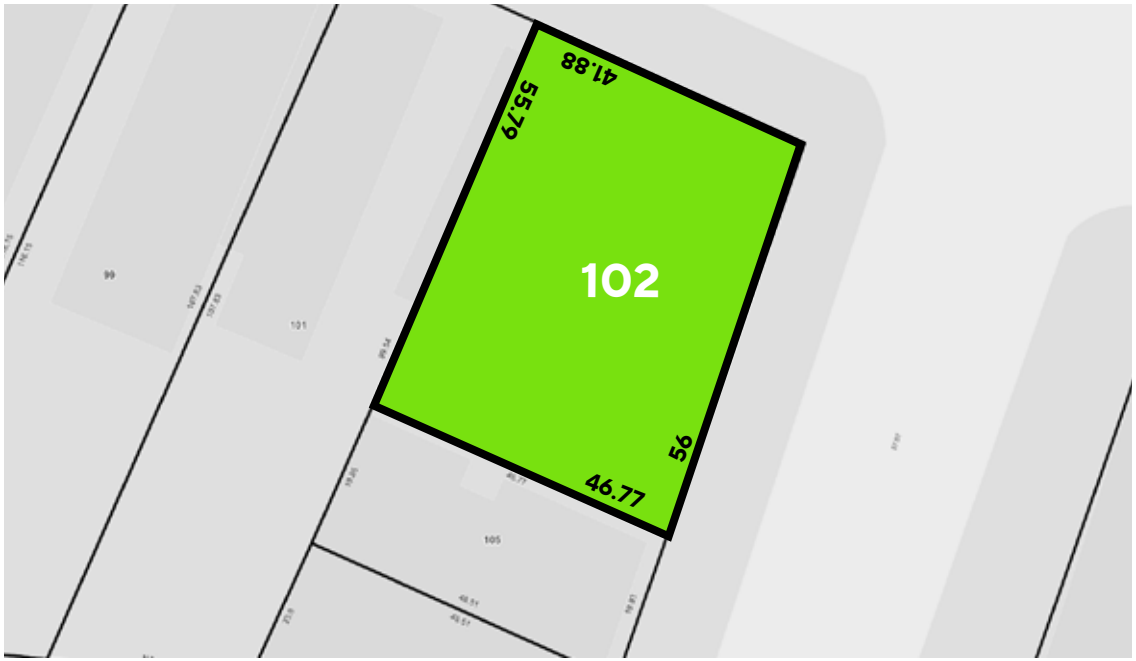
The property offers 8 apartments and 3 retail spaces. One retail space will be delivered vacant, and a second, which includes an approximately 250-square-foot garage, is occupied by an import/export business on a month-to-month basis. Together, these two spaces offer immediate upside upon re-leasing.

The property is within walking distance of the Long Island Rail Road and the 7 train at the 61st Street–Woodside station.

BUILDING INFORMATION

BLOCK & LOT	01240-0102
NEIGHBORHOOD	Woodside
CROSS STREETS	56th Street and 57th Street
BUILDING DIMENSIONS	41 ft x 40 ft
LOT DIMENSIONS	41 ft x 56 ft
# OF UNITS	3 Commercial & 8 Residential
TOTAL SQUARE FOOTAGE	5,750 SF
ZONING	R5B
FAR	1.5
TAX CLASS	2B
ANNUAL TAXES	$53,982
NOTES	Delivered Partially Vacant

TAX MAP

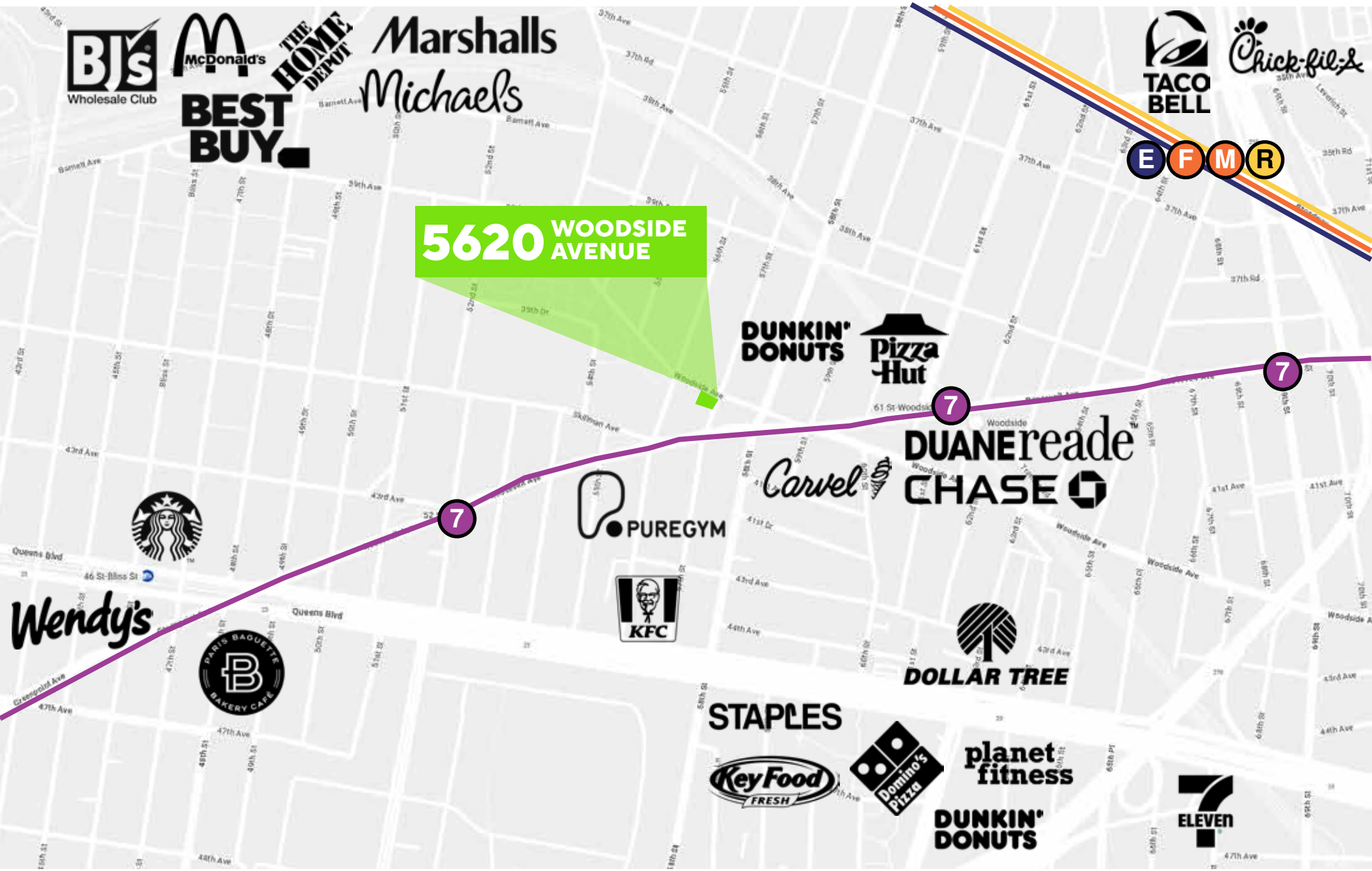


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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS









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