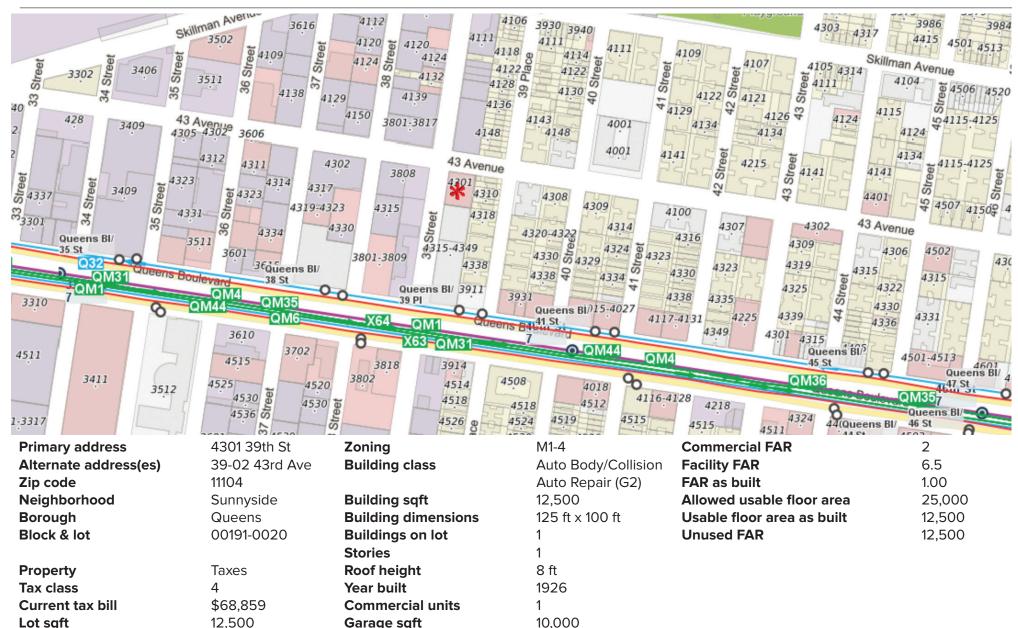


## 43-01 39th Street, LIC Queens

125 ft x 100 ft

Other sqft

Lot dimensions



2,500

## **PROPERTY OVERVIEW & FINANCIALS**

Price: \$7,900,000

Type: Industrial

Lot Size: 125 X 100

Frontage: 225 Feet

Zoning: M1-4
Max Commercial FAR: 2
Community Facility FAR: 6.5

43-01 39th Street, Queens, NY 11104	Lease Status	
Ebenezer Christian Church (43rd Avenue Side)	Month to Month	\$1,900
Alba Woodworks Inc (43-01 39th Street)	Vacant as of 9/1/2018 - was collecting \$1,800	Vacant 9/1/2018 - \$1,800
RMR Transmission Inc (43-03 39th Street)	Month to Month	\$4,500
Interstate All Battery Center (43-05 39th Street)	Month to Month	\$5,300
Los Primos (Tire Shop - 43-09 39th Street)	Lease Expiring 3/31/2022 (with 5 year option thereafter	\$5,754
	Gross Monthly Income	\$19,254
	Gross Annual Income	\$231,048
	Expenses	
	Annual Real Estate Taxes	\$68,859
	Insurance	\$7,000
	Total Expenses:	\$75,859
	Net Operating Income	\$155,189

## 43-01 39th Street, LIC Queens





## LOCATION/NEIGHBORHOOD MAP

