

43-01 39TH STREET LIC, QUEENS



Prepared by:

HARRY ZIKOS

Licensed Associate RE Broker

M 347.901.3129

E HarryZ@NestSeekers.com

THEZIKOSTEAM

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43-01 39th Street, LIC Queens



Primary address	4301 39th St	Zoning	M1-4	Commercial FAR	2
Alternate address(es)	39-02 43rd Ave	Building class	Auto Body/Collision	Facility FAR	6.5
Zip code	11104		Auto Repair (G2)	FAR as built	1.00
Neighborhood	Sunnyside	Building sqft	12,500	Allowed usable floor area	25,000
Borough	Queens	Building dimensions	125 ft x 100 ft	Usable floor area as built	12,500
Block & lot	00191-0020	Buildings on lot	1	Unused FAR	12,500
		Stories	1		
Property	Taxes	Roof height	8 ft		
Tax class	4	Year built	1926		
Current tax bill	\$68,859	Commercial units	1		
Lot sqft	12,500	Garage sqft	10,000		
Lot dimensions	125 ft x 100 ft	Other sqft	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

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LOCATION/NEIGHBORHOOD MAP

