

\$1,390,000
FOR SALE: ~~\$1,450,000~~



43-31 44th Street

Sunnyside, NY 11104

Two Story, Two Unit House

Residential Development rights for 8,000 SF

Metro Commercial & Business Brokers, Inc.

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43-31 44th Street
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Excellent user/investment opportunity. Property can be redeveloped to allow up to 8,000 SF of residential or community facility redevelopment. Also an excellent residence location complete with a curb cut, garage and rear yard.



PROPERTY INFORMATION

Address: 43-31 44th Street
Sunnyside, NY 11104
Queens County
Block/Lot: 161/13
Lot Dimensions: 20' x 100'
Gross Building Area: 1,800 SF
Two Story, Two Unite House
With Curb Cut, One Car Garage and Rear
Yard
First Floor Studio Apartment
Second Floor Two Bedroom Apartment

INCOME PROJECTED

Gross:	\$52,800
RE Tax 20/21:	\$8,533
Expenses:	\$2,000
NOI:	\$42,267

ZONING

R7A
Residential FAR: 4.00
Community Facility FAR: 4.00
Built FAR 0.90

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

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Sunnyside is the unrecognized star of western Queens. A small, middle-class neighborhood, rich with access to transportation and interesting restaurants, Sunnyside has an urban look with many six-story buildings. One section, Sunnyside Gardens, has a more suburban feel. Very close to Manhattan and the Empire State Building, Sunnyside is 15 minutes from Midtown by the #7 subway.

Convenient Location

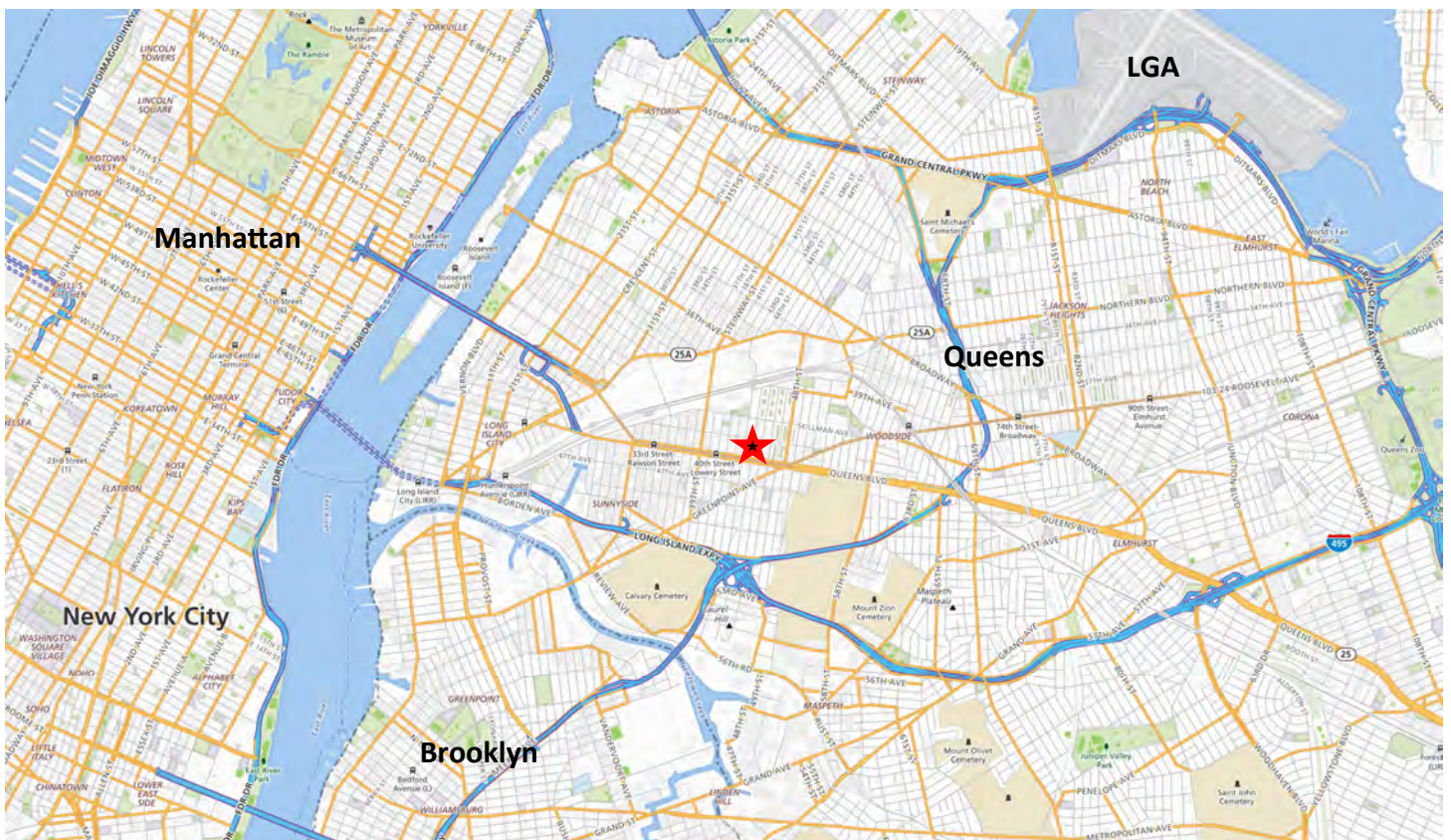
Subway: 7 Train 3 Minutes Walk to 46th St Bliss Station

Midtown: 15 Minutes via 7 Train

LaGuardia Airport: 15 Minutes by Car

Long Island Expressway: 5 Minutes

Steps from Shopping, Restaurants and Entertainment



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