



MODERNSPACES
Commercial + Investment Division



42-20/42-22 82nd STREET, ELMHURST NY 11373

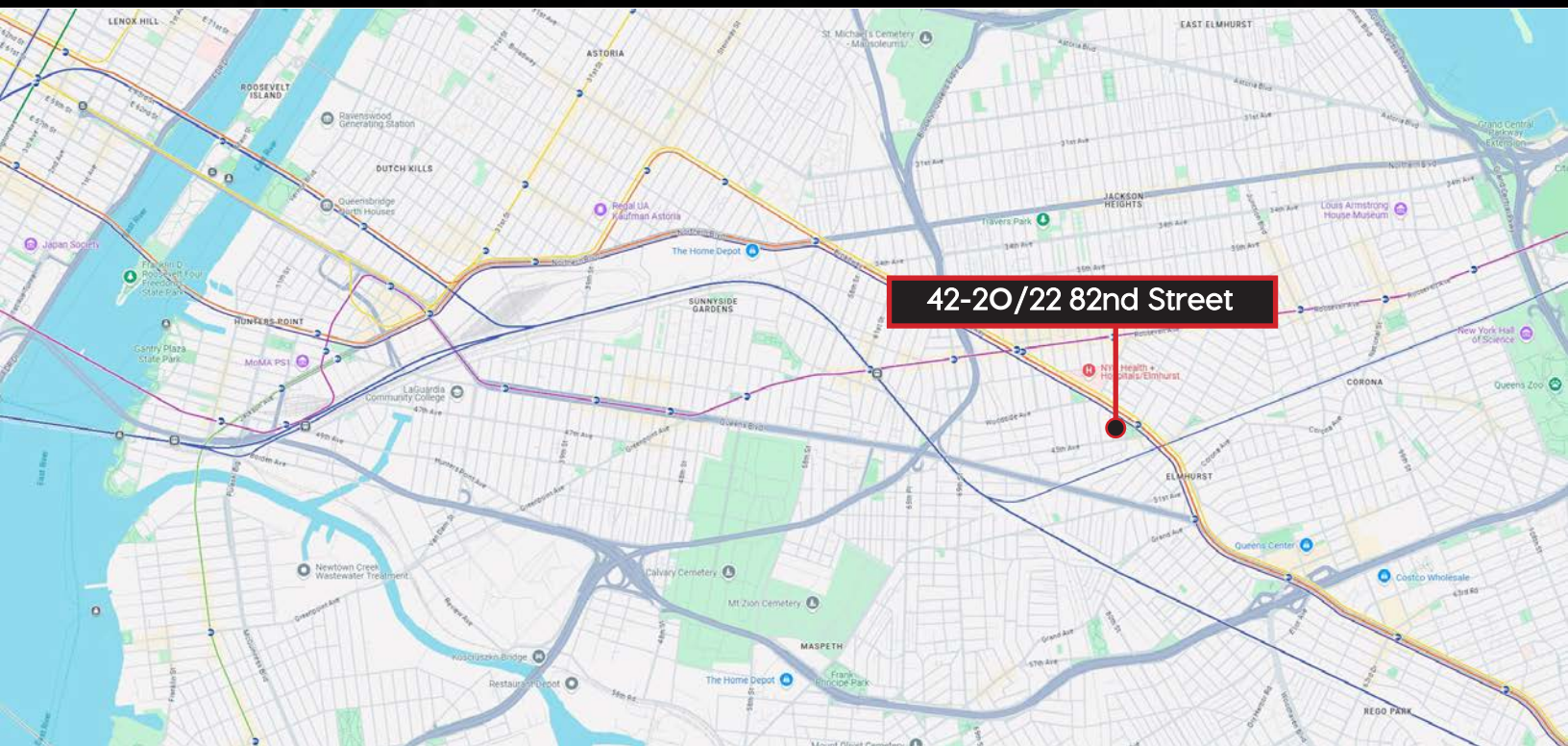
RENOVATED 12 UNIT MULTI-FAMILY INVESTMENT FOR SALE – \$2,999,999

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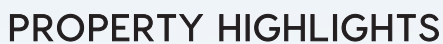
PROPERTY INFORMATION

Address:	42-20 + 42-22 82nd Street, Elmhurst, NY 11373
Block / Lot:	1527 / 41+43
Lot Dimensions / Size:	50' x 100' / 5,000 S.F. (Approx.) Combined
Zoning:	R7A
Building Dimensions / Size:	40' x 82' / 9,120 S.F. (Approx.) Combined
Stories / Residential Units:	3 / 6+6
Available Air Rights:	10,880 S.F.
F.A.R. :	4.00
Net Operating Income:	\$158,292
Real Estate Taxes (24/25):	\$50,982

CONTACT

MICHAEL ELLIS — 917-796-6516 — MICHAEL.ELLIS@MODERNSPACESNYC.COM

ELMHURST-MASPETHPROPERTIES.COM



All but three of the twelve apartments have been fully renovated with high quality materials. The property is just a 3 minute walk to the Elmhurst Ave. M and R subway stop, allowing for a quick commute into Manhattan.

- 10 Two Bedroom Units
- 2 One Bedroom Units
- 10' High Ceilings
- Rear Yard and Recently Re-painted Fire Escapes
- Directly Across from Clement Clarke Moore Park
- 100% Occupancy
- Video Intercom System
- Internet Thermostats
- IP Video Surveillance Cameras
- Over 10,000 SF of Available Air Rights for Additional Development

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PROPERTY FINANCIALS

Unit	Beds / Baths	Size (S.F.)	LXP	Monthly Rent	Annual Rent
42-20					
1A	1/1	491	10/31/2025	\$1,591	\$19,093
1B	2/1	600	10/31/2025	\$1,806	\$21,676
2A	2/1	600	10/31/2025	\$2,071	\$24,856
2B	2/1	600	10/31/2025	\$1,881	\$22,575
3A	2/1	600	3/31/2025	\$1,802	\$21,620
3B	2/1	600	10/31/2025	\$1,815	\$21,782
42-22					
1A	1/1	491	12/31/2025	\$987	\$11,838
1B	2/1	600	10/31/2025	\$1,227	\$14,722
2A	2/1	600	12/31/2026	\$2,379	\$28,545
2B	2/1	600	10/31/2026	\$2,368	\$28,418
3A	2/1	600	10/1/2025	\$1,710	\$20,516
3B	2/1	600	12/31/2026	\$2,263	\$27,155
Total				\$ 21,900	\$262,795
Expenses					
Real Estate Taxes (24/25)					\$50,982
Water/Sewer					\$15,911
Heating & Electric					\$20,579
Insurance					\$17,031
Total Expenses					\$104,503
Effective Gross Income					\$262,795
Total Expenses					(\$104,503)
Net Operating Income					\$158,292

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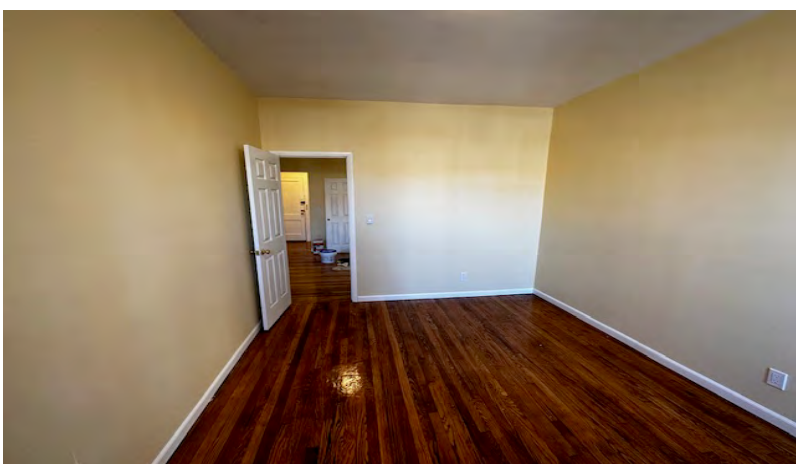
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MODERNSPACES
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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



All Measurements Should Be Considered Approximate



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. IT IS INCUMBANT ON THE PROSPECTIVE BUYER TO CAREFULLY VERIFY ALL INFORMATION CONTAINED HEREIN.



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