

# 7-Unit Multifamily Building for Sale



25-38 95th Street | East Elmhurst NY 11369

Between West 161st and West 162nd Streets



25-38 95th Street, East Elmhurst  
Queens NY 11369

## INVESTORS SUMMARY

Kassin Sabbagh Realty (KSR) is managing the sale of 25-38 95th Street, an excellent Multi-Family Real Estate Opportunity in East Elmhurst, Queens NY

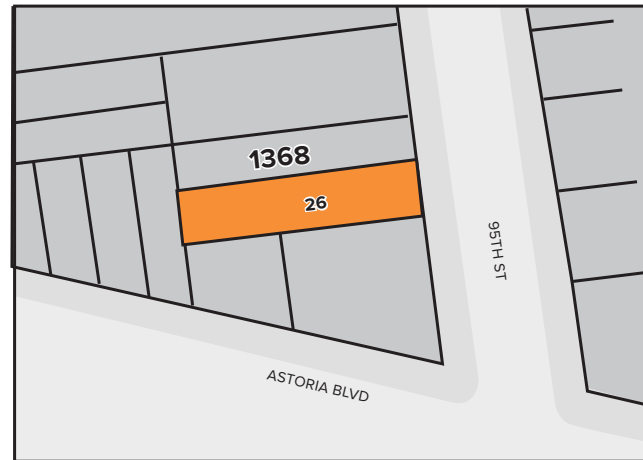
Discover a standout investment with this seven-unit multi-family property in the lively neighborhood of East Elmhurst, Queens. The building hosts five 2-bedroom units and two 1-bedroom units, appealing to a wide range of residents. With a lot size of 2,000 square feet and a building size of 4,080 square feet, this property offers ample space for growth. It is exceptionally positioned near LaGuardia Airport, providing ultimate convenience for frequent travelers and those working in the aviation sector. With its strategic location, this investment represents a unique opportunity to own a piece of Queens' vibrant community while leveraging the area's accessibility and desirability.

## PROPERTY OVERVIEW

Property Type	Multifamily
Units	7
Lot Size	2,000 SF
Lot Dimensions	20' x 100'
Building SF	4,080 SF
Building Dimensions	20' x 80'
Max Buildable	4,000 MSF
Existing FAR   Max FAR & Air Rights	2   2
Zoning	R6B, C1-3
Taxes	\$19,663



TAX MAP



**ASKING PRICE: \$1,249,000**



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



# FINANCIAL OVERVIEW



## INCOME

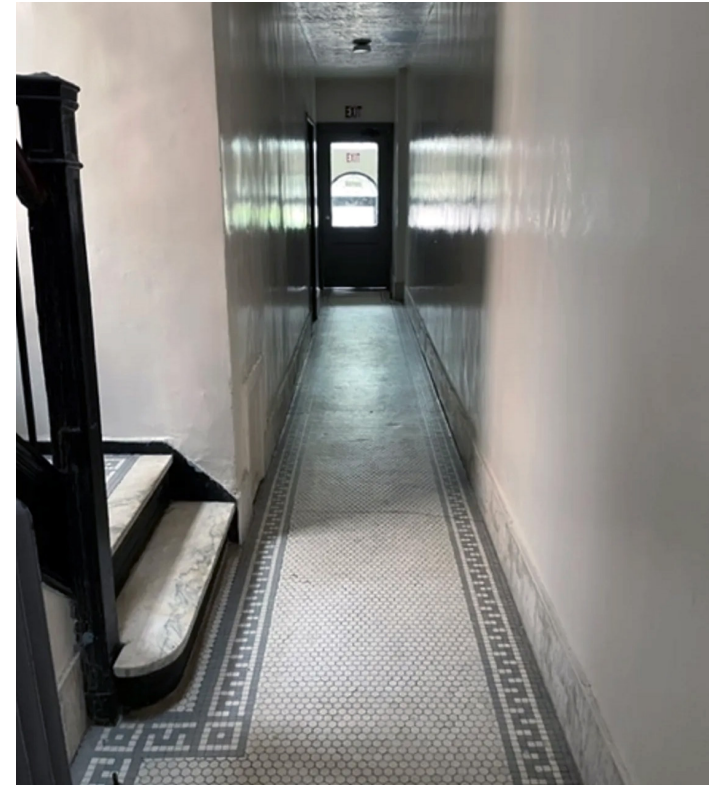
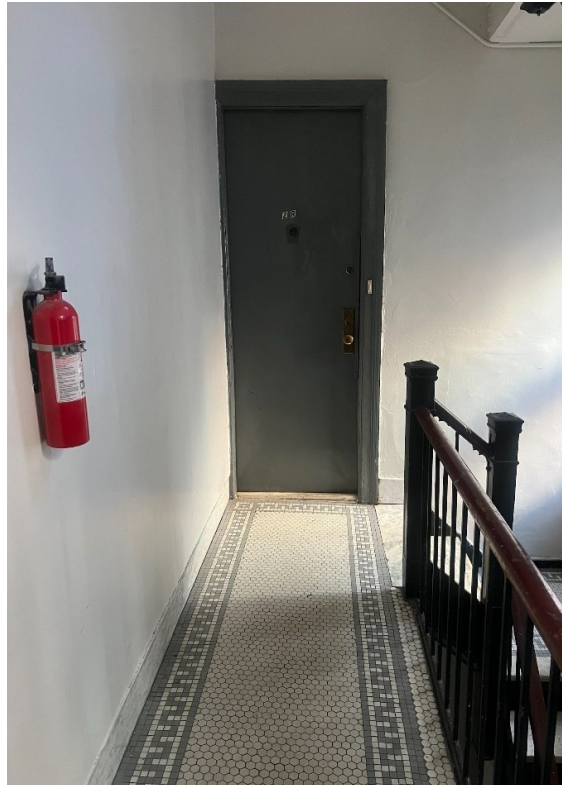
UNIT	BASE RENT	SECURITY	LEASE EXP
1F	1,206.27	1,207.13	10/31/25
1R	\$1,250.73	\$1,250.73	06/30/26
2F	\$1,818.02	\$1,800.00	05/31/25
2R	\$1,311.96	\$1,231.86	10/31/25
3F	\$1,079.88	\$1,079.88	12/31/25
3R	\$1,143.00	\$1,143.00	03/09/25
LL	\$779.84	-	12/31/25
<b>MONTHLY INCOME</b>	<b>\$8,589.70</b>	<b>\$7,712.60</b>	

**YEARLY EXPENSES**                      **\$103,076.40**                      -

EXPENSES	
REAL ESTATE TAXES (2024)	\$19,663
INSURANCE	\$3,458
Cleaning, Maintenance, Repairs:	\$2,160
Utilities (PLP, hot water and heat) (Gas)	\$7,444
Water & Sewer	\$8,294
<b>TOTAL EXPENSES</b>	<b>\$41,019</b>

**NET OPERATION INCOME**                      **\$62,057.40**





# ABOUT EAST ELMHURST



East Elmhurst is a neighborhood in Queens, New York, known for its residential charm and proximity to both LaGuardia Airport and the Astoria area. It's a fairly quiet and diverse community, with a mix of single-family homes, low-rise apartment buildings, and small businesses along the main streets. The neighborhood offers a blend of urban convenience and suburban feel, making it attractive to people who want easy access to Manhattan but prefer a more relaxed atmosphere.

East Elmhurst has strong ties to various immigrant communities, and you'll find a mix of Latin American, Caribbean, and other ethnic groups contributing to its unique cultural fabric. It's not as bustling as some other parts of Queens, but it has a certain local vibe where you can find cozy restaurants, community parks, and local markets. Plus, its location makes it ideal for those who work at the airport or in surrounding areas.

If you like being close to the action but also value a quieter, residential setting, East Elmhurst is a great place to be.

## DEMOGRAPHICS

**391,183**  
POPULATION  
2 mi radius

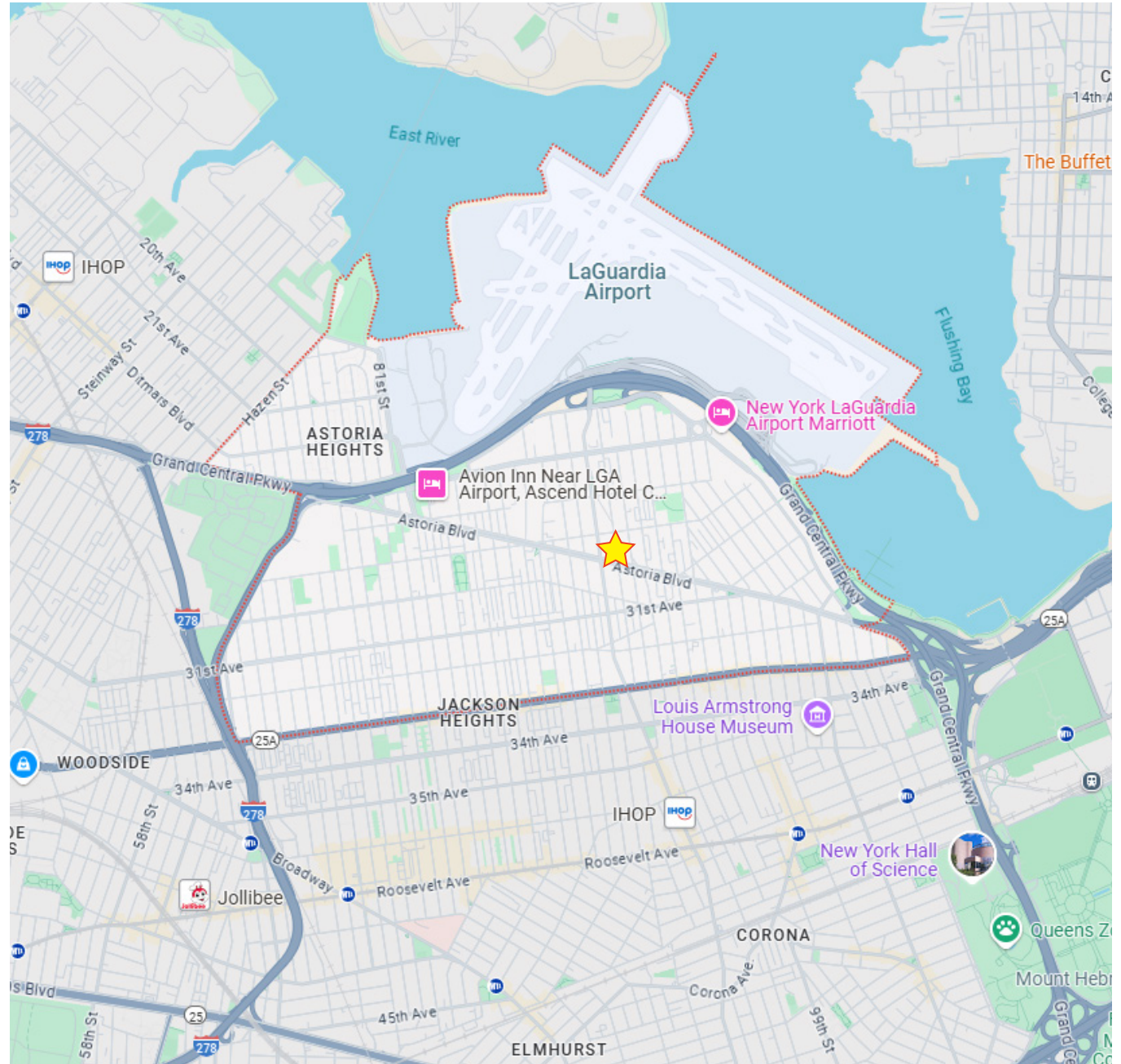
**130,105**  
HOUSEHOLDS  
2 mi radius

**\$109,654**  
AVG INCOME  
2 mi radius

**185,279**  
DAYTIME POP.  
2 mi radius

## LOCATION HIGHLIGHTS

- Transit lines **7**
- Easy access Grand Central Parkway
- Close proximity LaGuardia Airport



FOR MORE INFORMATION,  
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