

# 42-54 Judge Street

FOR SALE | 41-UNIT MULTIFAMILY | 46% FREE MARKET | ELMHURST, NY



## ASKING PRICE

# \$9,250,000

~6.45% CAP RATE

(21) RENT-STABILIZED, (19) FREE-MARKET,  
(1) RENT-CONTROLLED  
(5) STUDIOS, (18) 1-BEDROOM UNITS, (18)  
TWO-BEDROOM UNITS

## PROPERTY INFORMATION

CROSS STREETS	NW corner of Judge Street and Elmhurst Avenue
BLOCK / LOT	1518 / 44
LOT DIMENSIONS	75' x 95'
LOT SIZE (SF)	7,425
BUILDING DIMENSIONS	75' x 85' IRR
STORIES	6
BUILDING SIZE (SF)	32,550
# OF UNITS	41
YEAR BUILT	1939
ZONING	R7B
ASSESSMENT (25/26)	\$2,125,530
TAX RATE (CLASS 2)	12.439%
REAL ESTATE TAXES	\$264,394.68

- **Pristine, six-story, 41-unit elevator serviced building (92% occupied)**
- **21% upside between legal and preferential rents**
- **1 block to Elmhurst Ave subway station, short walk to Elmhurst Hospital and Roosevelt Avenue**
- **Ideal long-term investment or 1031 exchange property**



## Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

PRESIDENT  
QUEENS INVESTMENT SALES

646.502.3481  
tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT  
INVESTMENT SALES

646.502.3484  
tlin@meridiancapital.com

Eugene Kim

VICE PRESIDENT  
INVESTMENT SALES

646.502.3483  
ekim@meridiancapital.com

James Rusk

ASSOCIATE  
INVESTMENT SALES

212.201.0951  
jrusk@meridiancapital.com