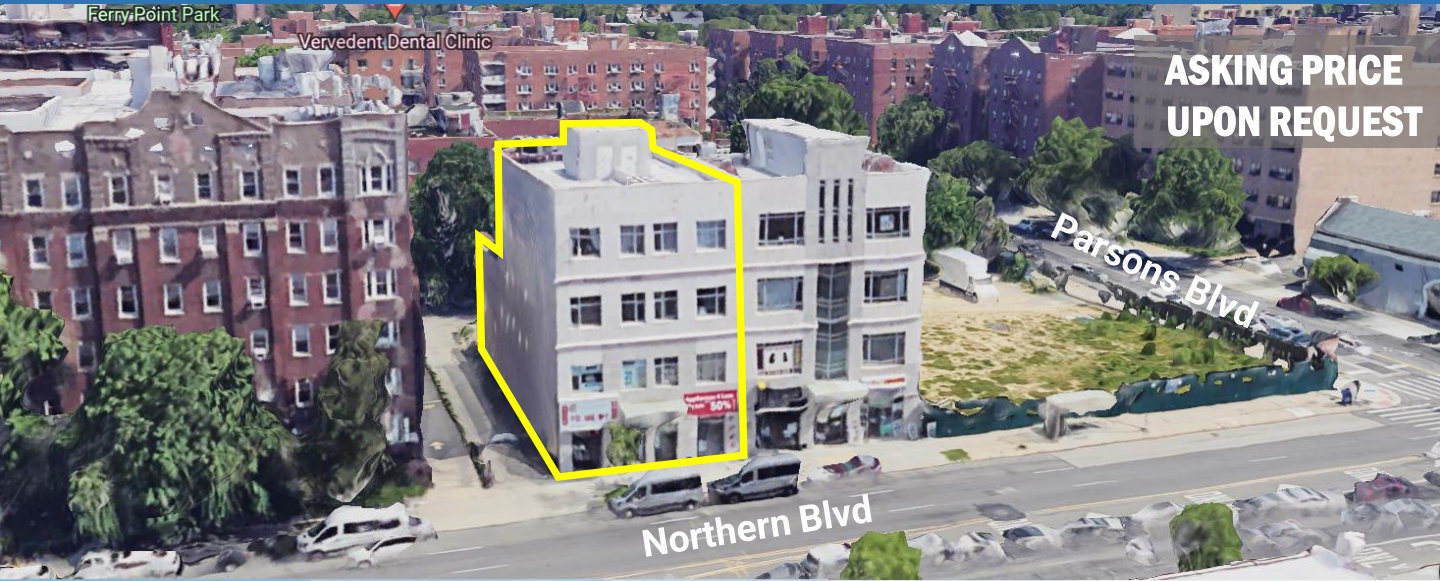


**4 STORY MIXED USE BUILDING
FOR SALE**



11,656 SF
Gross SF

4,888 SF
Residential SF

3,384 SF
Office SF

3,384 SF
Retail SF

Downtown Flushing
Location

INVESTMENT HIGHLIGHTS

- Blocks away from luxury residential new development on Northern Blvd
- High foot traffic
- 10-12' height ceiling
- Easy access to public transportation and highways

**FOUR STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, SECOND FLOOR
COMMUNITY FACILITY AND FOUR RESIDENTIAL UNITS**

CROSS STREET OF PARSONS BLVD AND NORTHERN BLVD

PROPERTY OVERVIEW



4TH FL APARTMENT UNIT

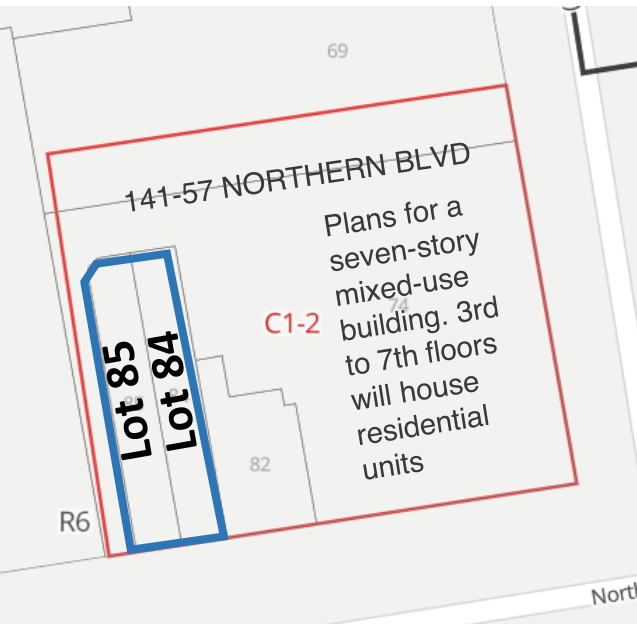
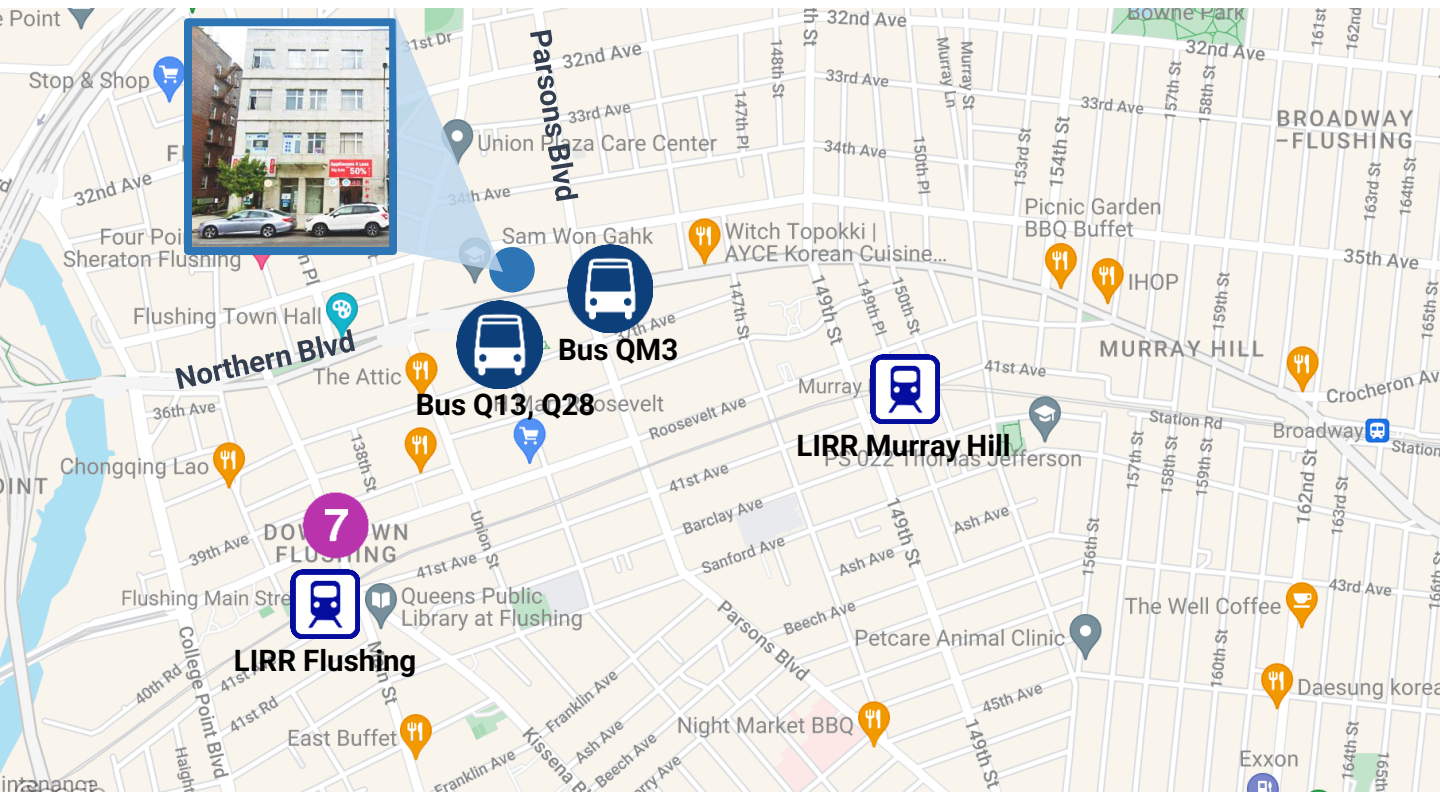
3RD FL APARTMENT UNIT

2ND FL COMMUNITY FACILITY

1ST FL RETAIL WITH FULL BASEMENT

	141-41	141-43	Total
BUILDING & LOT			
Block & lot	05002-0085	05002-0084	
Lot sqft	2,375	2,390	4,765
Lot dimensions	18.81 ft x 127.14 ft	18.81 ft x 127.14 ft	37.62 ft x 127.14 ft
Building dimensions	18.81 ft x 89.92 ft	18.81 ft x 89.92 ft	37.62 ft x 89.92 ft
Zoning districts	R6, C1-2	R6, C1-2	
Year built	2013	2013	
USE			
4th Fl Apartment Unit (sqft)	1,222	1,222	2,444
3rd Fl Apartment Unit (sqft)	1,222	1,222	2,444
2nd Fl Community Facility (sqft)	1,692	1,692	3,384
1st Fl Retail with full basement (sqft)	1,692	1,692	3,384
Total sqft	5,828	5,828	11,656


141-41 & 141-43 Northern Blvd Queens, NY 11354



CONVENIENT TRANSPORTATION


- Just five blocks away from the 7 train Subway station at Main St / Roosevelt Ave
- A short walk to the Flushing Meadows-Corona Park, USTA National Tennis Centre, Citi Field
- In the heart of Flushing's dense Northern Blvd retail corridor

BLOCKS AWAY FROM LUXURY RESIDENTIAL NEW DEVELOPMENT




134-05 35th Avenue

Plans for a 334,000 sf, 15 floor mixed-use building with a 206-key hotel and 130 condo units




The Farrington

15 Story Building 210 Rooms of Four Points by Sheraton and 100 Condos




Northern Parc

New 7-Story Luxury Building with 172 Condos & 12 Retails. Construction will be finished by 2024.



The Urban

New luxury RENT building with 103 units and 35,000 square feet of retail

Plans for a seven-story mixed-use building



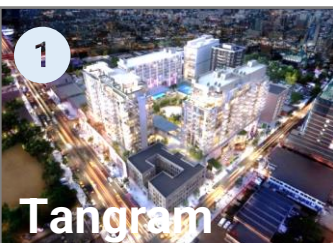
FLUSHING SQUARE
16-story building with 269 apartments

138-32 Northern Blvd

Plans for a 19-story residential building with 125 residences


141-46 Northern Blvd

Plans for a 15-story, 255,000 sf project with 121 luxury residential units and commercial space




Tangram

Tangram boasts 324 luxury Condos, 48 office units, Renaissance Hotel (208 keys), and 275,000 sf of retail space.




One Fulton

The project features a 168-room Hyatt Regency Hotel, 22 professional office units, and 43 boutique apartments.



Flushing Commons

Plans for a 1.8-million-square-foot, transit-oriented, mixed-use development. Phase 1 has completed.



The Westin Flushing

Plans for a 250-key Westin Hotel with its 50 luxury apartments

141-41 & 141-43 Northern Blvd is in the center of a vibrant area, with over 3,000 newly built high-end apartments and several upscale hotel brands all within 10 minutes' walking radius



141-41 & 141-43 Northern Blvd Queens, NY 11354



**141-41 & 141-43
NORTHERN BLVD**

141-43 Northern Blvd

The new developments in Downtown Flushing are transforming the area into a modern business and shopping center with luxury housing.

FOR MORE INFORMATION, PLEASE CONTACT:

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EXCLUSIVE LISTING AGENT

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