

NEW PRICING!

FOR SALE
NEW! ASKING PRICE \$2,790,000
PRICE PER SF \$398



118-18 101ST AVENUE

South Richmond Hill, NY 11419 | **Queens**

**THREE-STORY
MIXED-USE BUILDING
OFFICE DELIVERED
VACANT**

**CORNER OF
LEFFERTS BOULEVARD
& 101ST AVENUE**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Traffic Light Corner Location

Situated on the corner of 101st Avenue and Lefferts Boulevard



#2

Owner/User Potential

Newly renovated office suites, delivered vacant.



#3

Loading & Storage

Three garage spaces along Lefferts Boulevard

#4

Two Blocks to Liberty Avenue

- Subway line (A)
- High credit retailers: TD Bank, McDonald's, Walgreens, Verizon, Capital One

PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	118-18 101st Avenue South Richmond Hill, NY 11419
Location	Southwest corner of 101st Avenue and Lefferts Boulevard
Block / Lot	9486 / 9

BUILDING INFORMATION

Gross Lot SF	2,070 (approx.)
Lot Dimensions	23' x 90' (approx.)
Stories	3
Above Grade Building SF	5,157 SF (approx.)
Below Grade Building SF	1,853 SF (approx.)
Gross Building SF	7,010 (approx.)
Total Commercial SF	3,643 SF (approx.)
Total Residential SF	3,367 SF (approx.)
Residential Units	3
Commercial Units	1
Total Units	4

ZONING INFORMATION

Zoning	R6B, C2-3
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NYC TAX INFORMATION

Assessment (24/25)	\$478,470
Tax Rate	10.592%
Taxes (24/25)	\$50,680
Tax Class	4

118-18 101ST AVENUE
FOR SALE

RETAIL MAP



118-18 101ST AVENUE
FOR SALE

PROPERTY PHOTOS



118-18 101ST AVENUE
FOR SALE

INTERIOR PHOTOS



CONTACT EXCLUSIVE AGENTS

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