

118-18 101ST AVENUE

South Richmond Hill, NY 11419 | Queens

THREE-STORY
MIXED-USE BUILDING
OFFICE DELIVERED
VACANT

CORNER OF LEFFERTS BOULEVARD & 101ST AVENUE



INVESTMENT HIGHLIGHTS

#1

Traffic Light Corner LocationSituated on the corner of 101st Avenue and Lefferts Boulevard

#2

Owner/User Potential

Newly renovated office suites, delivered vacant.



Loading & Storage

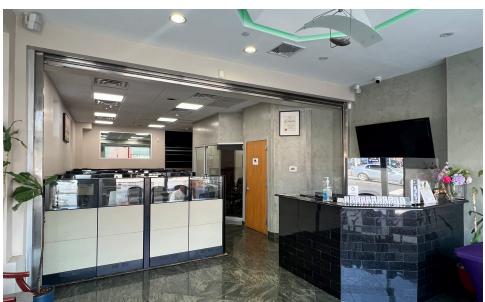
Three garage spaces along Lefferts Boulevard



Two Blocks to Liberty Avenue

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





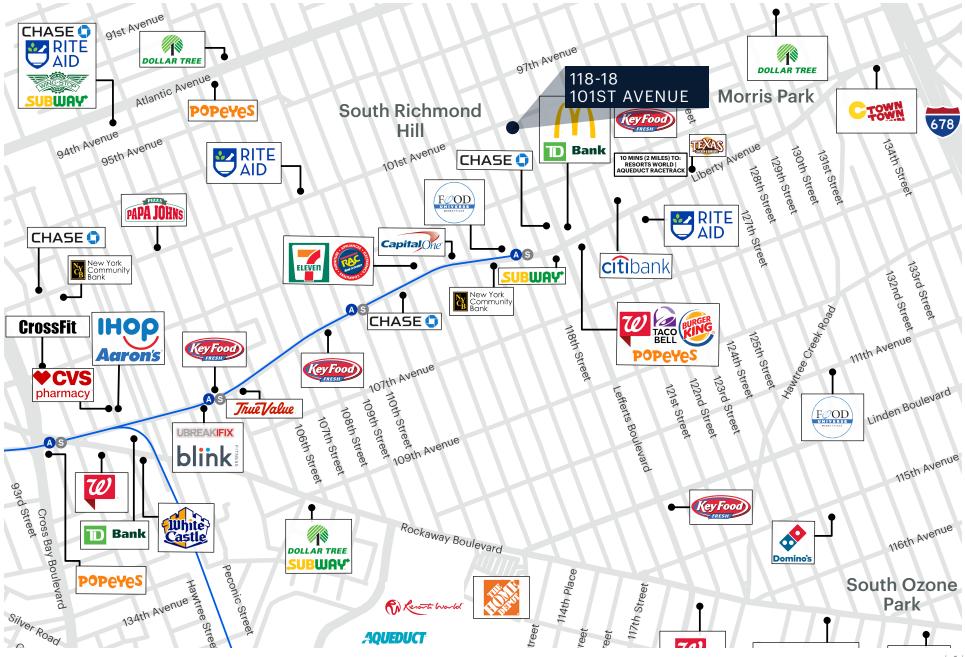
PROPERTY OVERVIEW



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
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



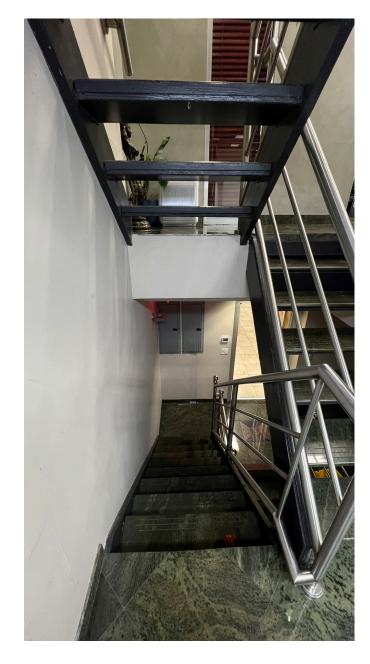
PROPERTY PHOTOS

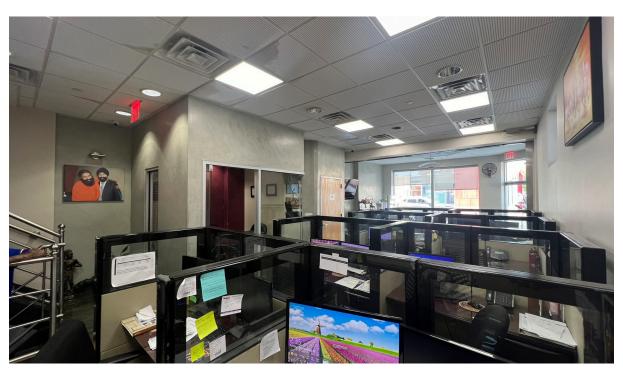




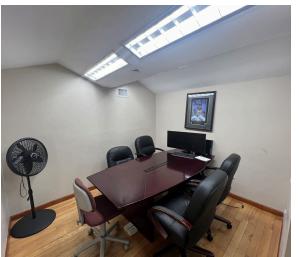


INTERIOR PHOTOS









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