



For further information, kindly contact below **EXCLUSIVE AGENTS:**

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

BLOCK & LOT

4978-03

Lot Size: 25 x 100 (2,500 square feet)

Building Size: 25x90 (2,250 square feet)

Stories: 4

Basement: 2,250 square feet approx.

Ground Floor: 2,250 square feet approx.

Second Floor: 2,250 square feet approx.

Third Floor: 2,250 square feet approx.

Fourth Floor: 1,500 square feet approx.

Total Square Footage: 10,500 sf approx. including basement

OTHER INFO:

Zoning: C4-3

FAR: Commercial: 3.4; Resi : 2.43; CF 4.8

Property Tax: \$89,208 (2023/2024)

HIGHLIGHTS

- Deliver Vacant (Ready for User)
- One of the Most Sought After Locations (For Investment with Appreciation)
- Projected NOI \$570,000
- Strong Local Economy
- Has Unused Air Right for Future Development

LOCATION DESCRIPTION

- Prime Location on the Busy and Bustling Main Street Downtown Flushing
- Two Blocks Away from 7 Train Station and LIRR on Main St and Roosevelt Ave
- Multi Bus Stops Right in Front the Store
- Surrounding by Office and Residential Towers and Other New Developments
- Easy Access to Major Highways - Van Wyck Expressway, Grand Central Parkway, Cross Island Parkway and Long Island Expressway

PRICE: UPON REQUEST

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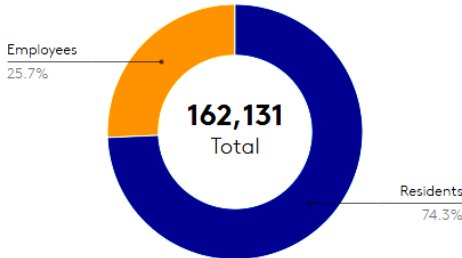
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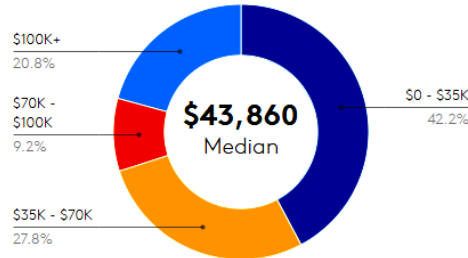
DEMOGRAPHICS

1 Mile

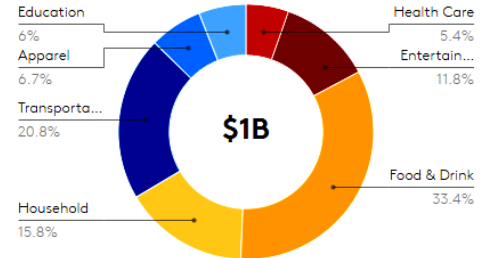
ABSOLUTE POPULATION



HOUSEHOLD INCOME

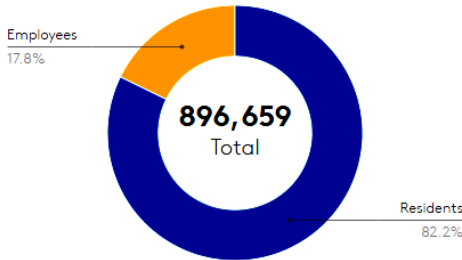


CONSUMER SPENDING

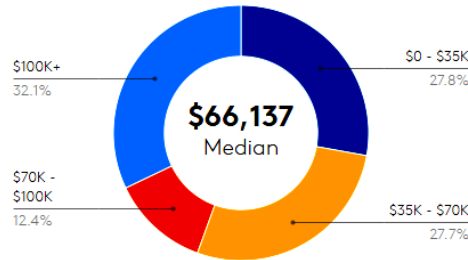


3 Mile

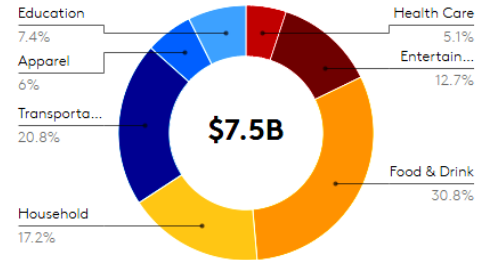
ABSOLUTE POPULATION



HOUSEHOLD INCOME

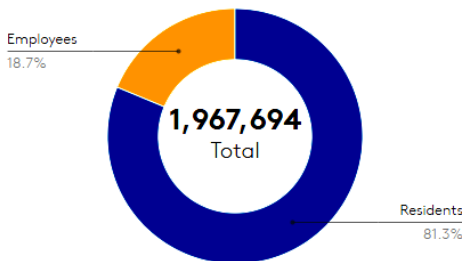


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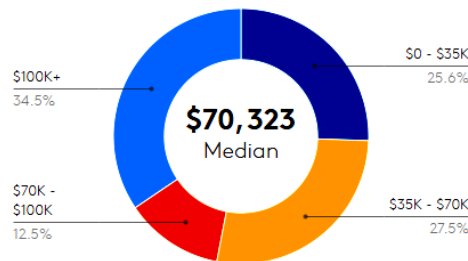


5 Mile

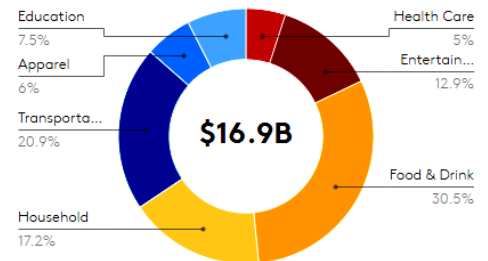
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LOCAL TRANSIT MAP

#7 subway terminal has the second highest ridership in New York City.



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