

RETAIL CONDO – 1,600 SF FOR SALE

104-19 Northern Blvd | East Elmhurst
Queens | New York



104-19 Northern Blvd. | East Elmhurst
Flushing, NY 11368

THE SUMMARY

Kassin Sabbagh Realty (KSR) is managing the sale of a prime retail condo located at 104-19 Northern Blvd, East Elmhurst, Queens, NY. This newly constructed 1,600 SF space is currently occupied by PT of The City, a leading physical therapy chain in the USA. Established in 2020, PT of The City has quickly expanded and now boasts 27 locations nationwide, further enhancing the appeal of this space for investors.

The retail condo is situated in East Elmhurst, a vibrant neighborhood in Queens, strategically located near LaGuardia Airport and bordered by Jackson Heights, Astoria, and Corona. The area enjoys excellent connectivity, with easy access to public transportation options like the Q48 bus line, which connects to the 7 subway train in Jackson Heights, and the M60 bus providing routes to LaGuardia Airport. For those who drive, the nearby Grand Central Parkway offers quick access to major highways.

East Elmhurst is known for its affordability, cultural diversity, and convenience, making it an increasingly desirable location for both businesses and residents. The combination of these factors presents a unique opportunity for potential buyers.

ASKING PRICE:
\$1,375,000



PROPERTY OVERVIEW

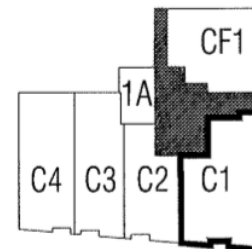
Property Type	Retail Condo
Units	Store 1 (Corner)
Size	1,600 SF
Dimensions	30' x 55' (irregular)
Taxes	\$2,800

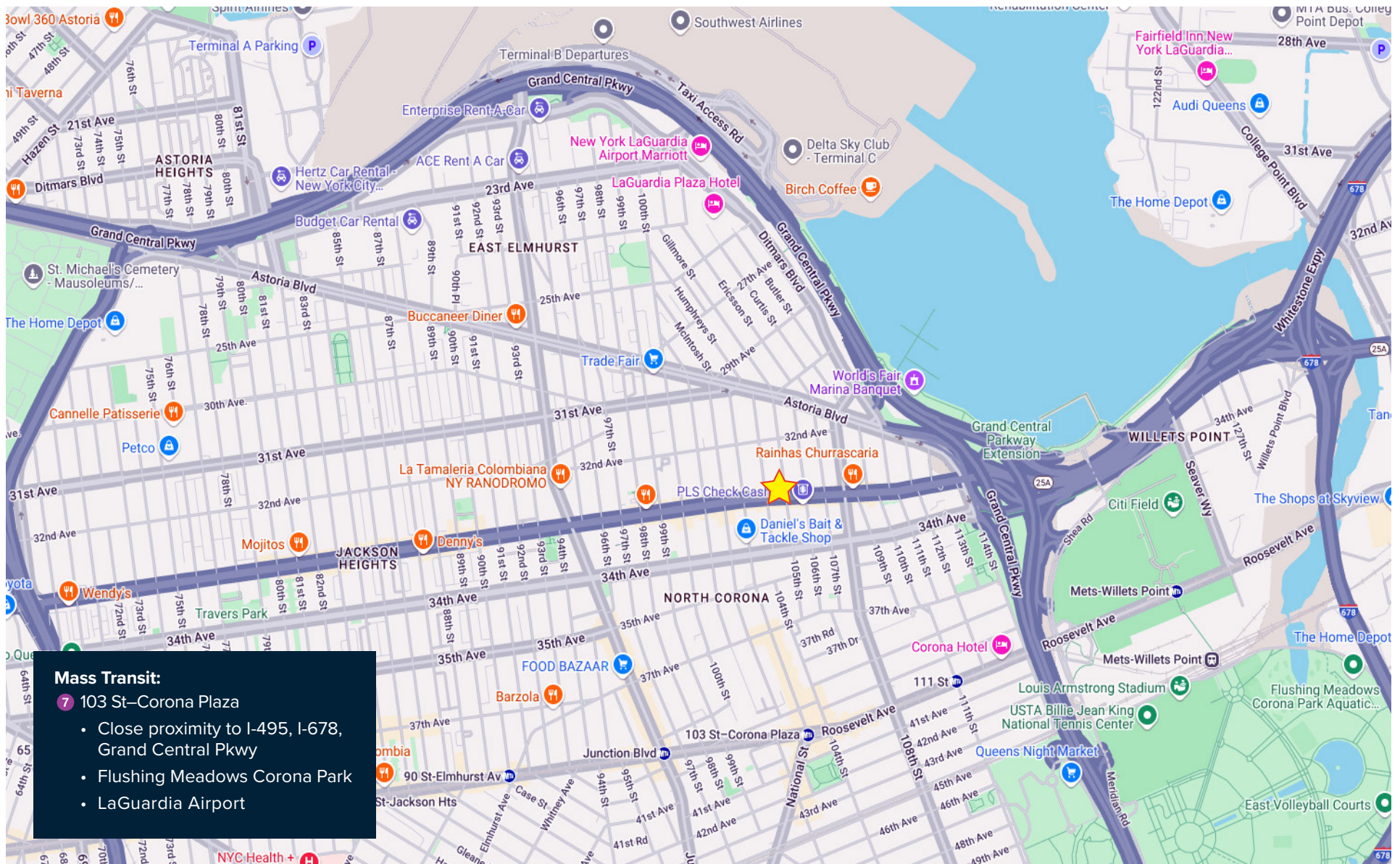
STORE 1 (C1) Corner space:

- \$8,500 per month (NET)
- 3% annual Increases
- Tenant pays 100% of common charges
- 15 year icap tax abatement
- LXP: July 31, 2034
- RE Tax: \$2,800 per year

Additional Information:

- **STORE 2 (C2)**
Nail Salon \$5000 per month
LEASE TERM: 9 Years - 6 months left
- **STORE 3 (C4)**
Verizon \$5,565 Per Month
LEASE TERM 8 Years left
- **CF1** - Vacant





FOR MORE INFORMATION,
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