

Exclusive Exceptional Retail-Commercial Investment Opportunity Along 162 Street Retail Corridor - 2 Buildings

4227 162nd Street & 4229 162nd Street, Flushing, NY



SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
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646.416.1174



4227 162nd Street & 4229 162nd Street, Flushing, New York

EXCLUSIVE

Exceptional Retail-Commercial Investment Opportunity Along 162
Street Retail Corridor

This offering includes **two well-maintained retail-commercial buildings**, strategically located along the bustling 162 Street retail corridor in Flushing, New York.

Key Highlights:

•Property Details:

- **Total Units:** 6 commercial units
- **Occupancy:** 5 units are currently occupied, and 1 is actively being leased
- **Tenant Stability:** All tenants are on leases and in good standing
- **Tenant List and Rent Roll:** Available upon request

•Prime Location:

Situated just off Northern Blvd, this property is ideally positioned within a thriving retail hub. The surrounding area features a dynamic mix of businesses, including:

- Restaurants, quick-service restaurants (QSRs), bakeries, and coffee shops
- Specialty retailers like a photo studio, ski and snow gear rental, and a golf simulation center
- Personal services such as hair studios, yoga and dance studios, facial spas, and martial arts studios
- Convenient amenities like a pharmacy, pizzeria, and convenience stores

•Financing Opportunities:

- **DSCR Loan:** Ideal for leveraging depreciation benefits and maximizing ROI
- **Minimum Down Payment:** +/-42% or higher

This investment is an outstanding opportunity to acquire a property in a highly sought-after location with a diverse and stable tenant mix.

Exceptional asset, call listing broker for purchase details.

Héna 646-416-1174.

HIGHLIGHTS:

SALE

\$2,500,000

Cap 5.08% actual.

Lot Size: 4,000 SF

Lot Dimensions: 40' X 100'

Building Dimension 4227:

20' x 70', first FL;

20' x 30', second FL.

20' x 70', lower FL;

3,400 Commercial SF

Building Dimension 4229:

20' x 50', first FL;

20' x 50', second FL.

20' x 50', lower FL.

3,000 Commercial SF

BLOCK/LOT: 5393/109 & 9

Units: 6

of Buildings: 2

Layout: Lower level retail,
ground, 2nd Floor, 2 each.

ZONING: C2-2/R5B

Total Commercial SF: **6,400 SF**

Built: 1996

RE TAX Q3 2024/2025: \$

\$26,422.88 + \$23,371.84 =

\$49,794.72

of Floors: 3 (LL, 1st, 2nd)

Electric Meter: 6

Gas Meter: 6

HVAC: 6 independent units, plus
additional split units.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

INCOME:										
Address	UNIT	Tenant	RENT - Monthly	Annual Inc	Additional Rent/m	Tax	Tax Base Yr	Lease Exp	Lease Option	ANNAL RENT
42-27	LL	Photography Studio	\$2,000.00	4% (B)	\$0.00	33.33%	24/25	8/31/2029	3-year	\$24,000
42-29	LL	Cosmetic ecommerce	\$2,054.98		\$397.41	33.33%	16/17	M-to-M	N/A	\$24,660
42-27	1 FL	Tae Kwon Do	\$3,000.00					M-to-M	N/A	\$36,000
42-29	1 FL	Bakery & Café]	\$3,500.00	4% (B)		33.33%	24/25	8/31/2034	5-year	\$42,000
42-27	2 FL	Vacant -projected	\$1,700.00							\$20,400
42-29	2 FL	Music School	\$2,737.70	2%	\$189.30	20%	19/20	9/30/2029	No	\$32,852
Gross Income:			\$14,992.68		\$586.71					\$179,912

EXPENSE:	ANNUAL +/-
Water& Sewer	\$ 1,000
Insurance	\$ 5,000
Professional fees	\$ 1,100
Repairs and Maintenance	\$ 3,000
RE tax (\$49,794.72-7,040.52)	\$ 42,754
TOTAL Expense:	\$ 52,854

ACTUAL	
GOI:	\$179,912
Expense:	\$52,854
NOI:	\$127,058
CAP RATE	5.08%

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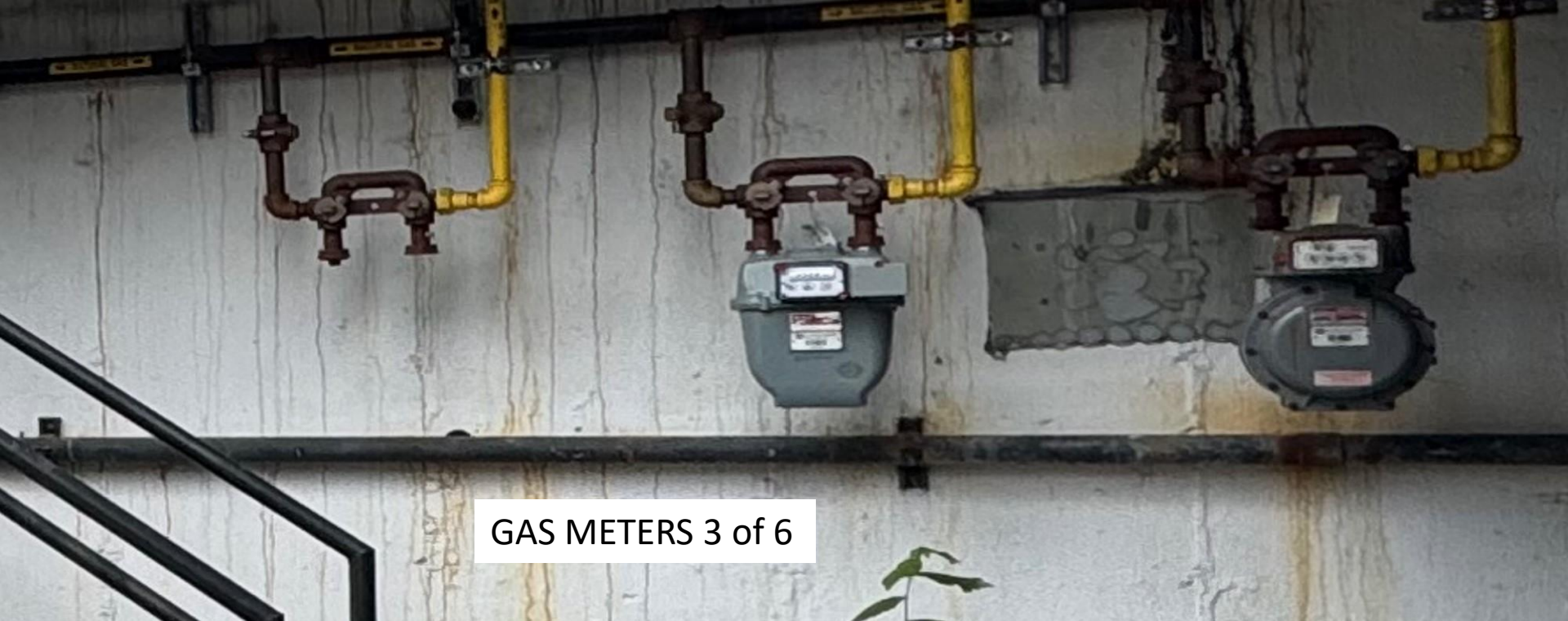
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GAS METERS 3 of 6

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4227 Ground Floor



4229 Ground Floor



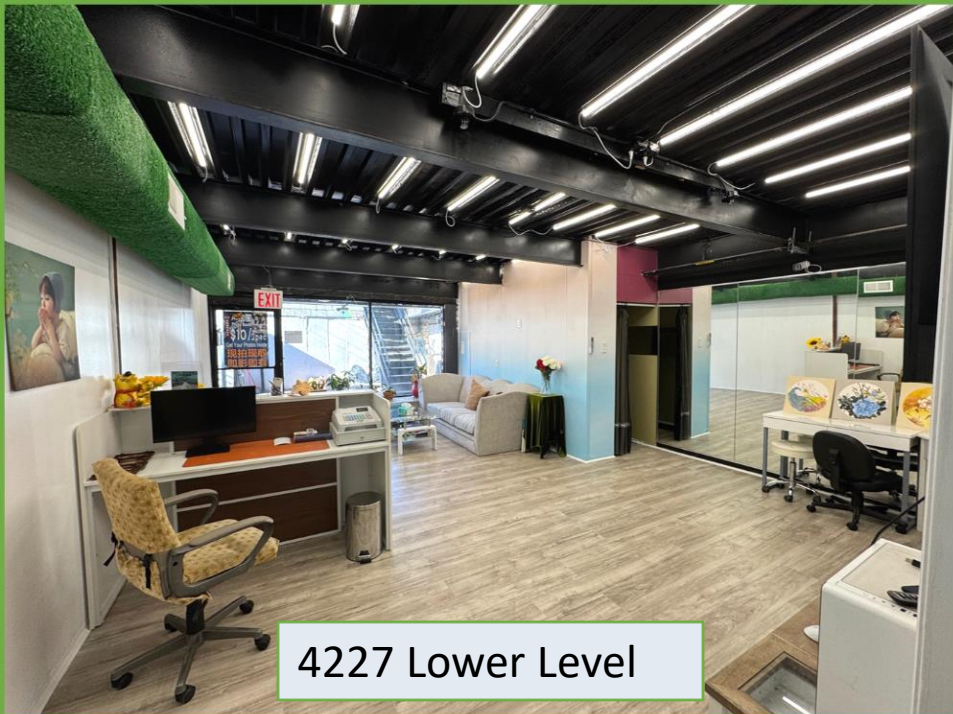
4227 2nd Floor



4229 2nd Floor

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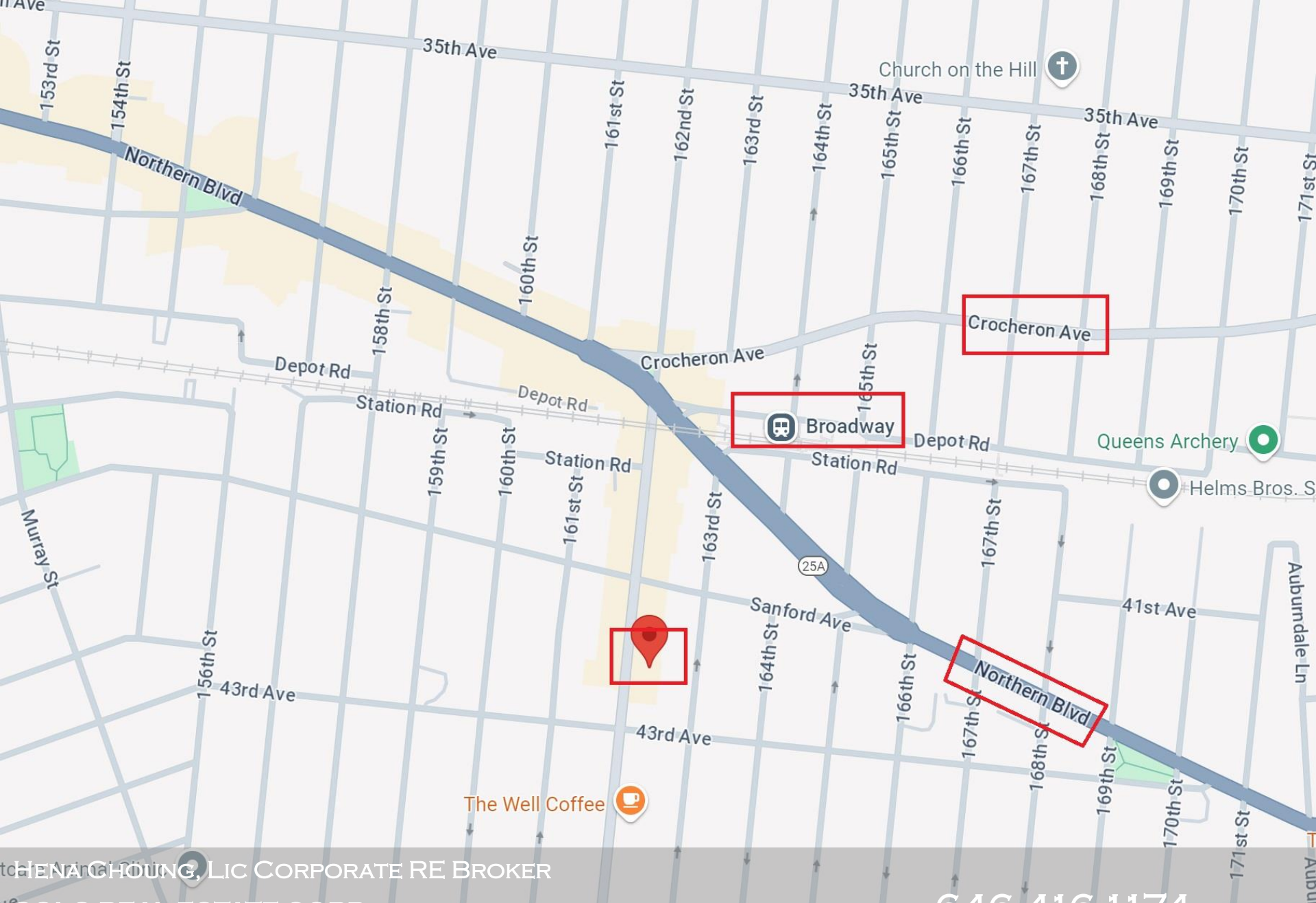
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4227 Lower Level

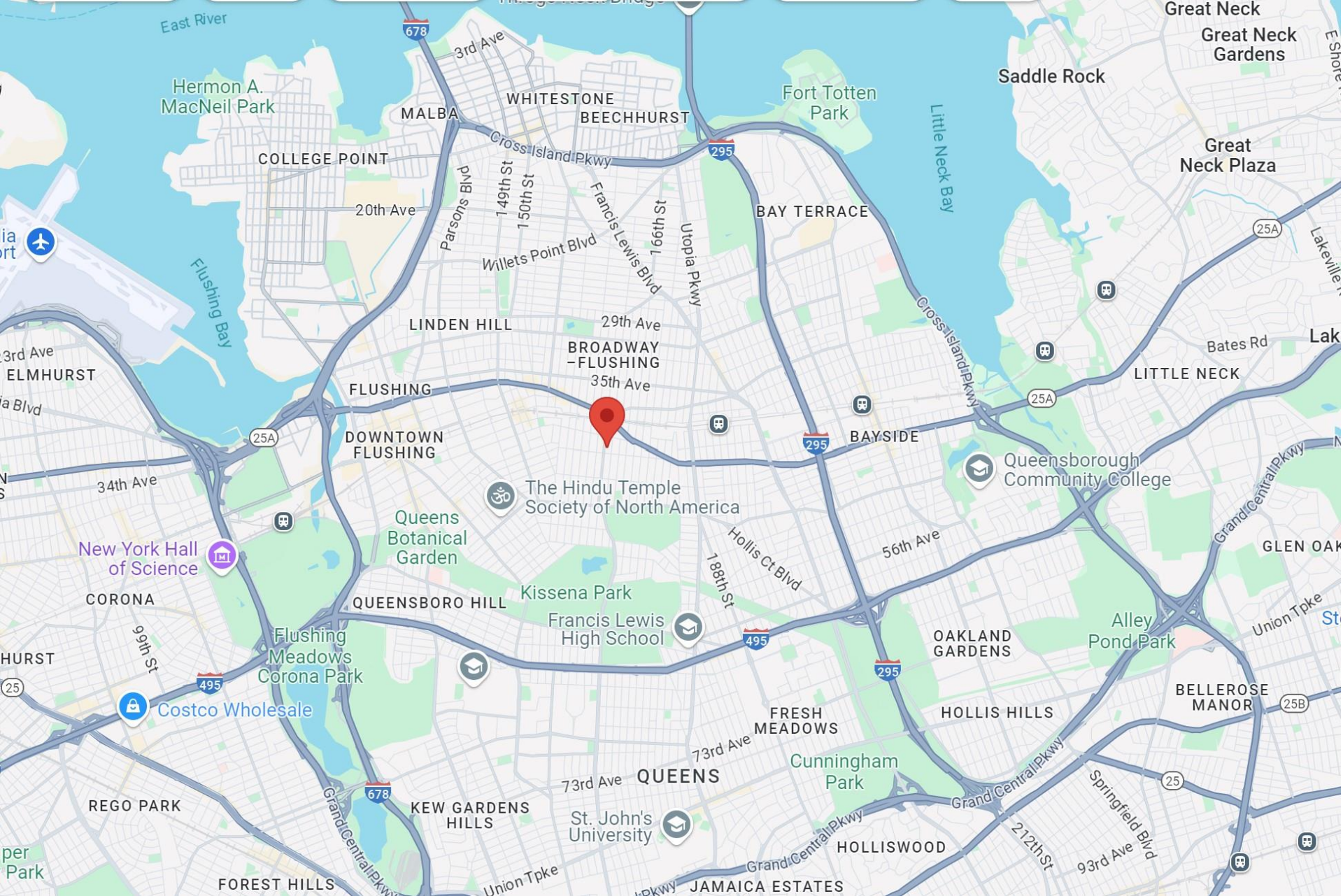


4229 Lower Level



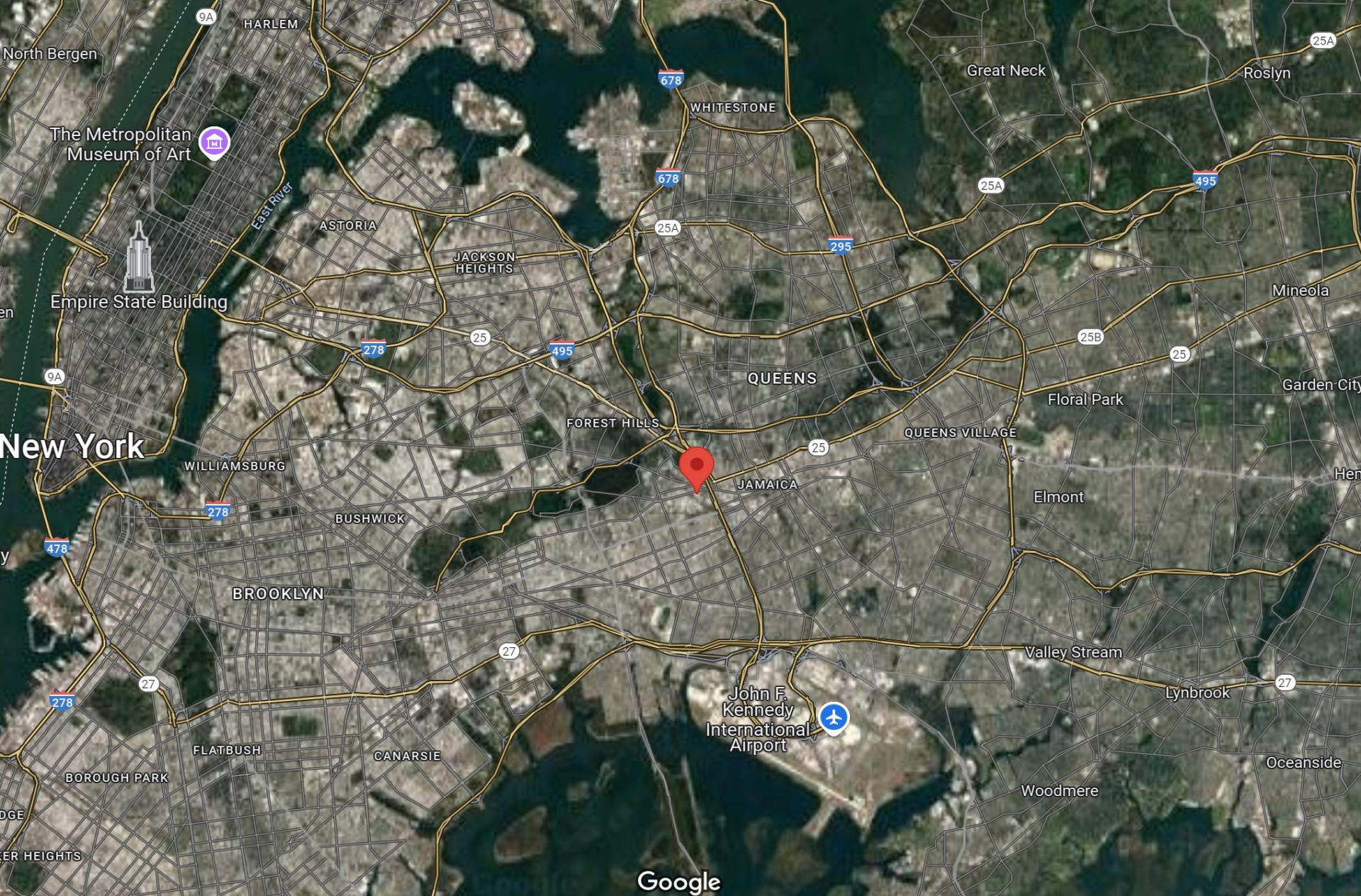
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