

*MIXED USE INVESTMENT OPPORTUNITIES IN  
FLUSHING*



[132-25 Pople Ave Flushing NY 11355](#)

\$7,780,000 | CAP RATE 5.3% | APPROX.: \$350 PER SF

UNITS: 15 | 1 COMMUNITY FACILITY + 14 APARTMENTS | 7 PARKING SPACE

APARTMENT: 14 | 13 TWO-BEDROOMS | 1 STUDIO

BEDROOM: 26 | BATHS: 26 | KITCHEN: 14

Discover this exceptional 7 stories, Total 15 units elevator building, it is missed-use property located in prime downtown area of Flushing, masterfully constructed in 2009 with meticulous attention to detail.

### **The building comprises**

- **12 stunning two-bedroom, 2-bathroom units**
- **1 large two-bedroom, 1 full bath**
- **1 studio on 5<sup>th</sup> floor**
- **1 two stories high ceiling community facility (commercial)**
- **7 lower-level parking space**

**Each unit separate boilers, electric meters, and hot water heaters.**

**Additional amenities include, private driveway.**

It is half block from college point Blvd, this property is surrounded by vibrant shopping, dining, and transportation options. Currently fully occupied, it offers excellent potential as a high-performing rental asset or a condominium conversion. Detail and current Income and expense reports are available upon request. Buyer shell verify all information independently.

Don't miss this rare opportunity to invest in one of Flushing's most sought-after neighborhoods!

Seller request: sales upon 1031 exchange.

An exceptional investment opportunity minutes away to transportation, parks, shopping, schools, and much more.

View by appointment only.

## **Yuan Williams**

Licensed Real Estate Sales Associates

O: (718) 581-9688

C: (917) 651-3061

[yuan0128@gmail.com](mailto:yuan0128@gmail.com)