

ASKING \$14,500,000



Two-Story Commercial + Adjacent Parking Lot

EXECUTIVE SUMMARY

- **Exceptional Retail Demand:** Strong demand for retail and service-based businesses, perfect for a variety of uses.
- **Versatile Space with Parking:** 25,750 GSF building and a 5,000 SF parking lot, ideal for a commercial user.
- **High Visibility and Accessibility:** Prime Location with 125 ft of frontage on Northern Boulevard, offering excellent visibility and access.
- **Booming Residential Growth:** Surrounded by fast growing residential neighborhoods, increasing demand for local businesses.
- **Strategic Location with Heavy Traffic:** Located in a busy commercial area with 50,000+ per day, driving strong customer activity.

PROPERTY INFORMATION

Location	North side of Northern Boulevard, between 56th street and 57th street.	
Block/Lot	1158 / 120, 133	
Stories	2	
Building Size	25,750 Sq Ft	
Lot Dimensions	120	125' x 125'
	133	50' x 100'
Number of Units	2 Retail	
Zoning	M1-1	
Commercial FAR	1.0	
Available Air Rights	5,000 SF	
Tax Class	4	
Assessment (24/25)	120	\$2,466,570
	133	\$135,350
RE Taxes (24/25)	120	\$265,452
	133	\$14,566

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