

**245-02**  
**SOUTH CONDUIT AVENUE**  
**ROSEDALE, NY 11422**



**4-UNIT MIXED-USE BUILDING**  
**DELIVERED FULLY VACANT**

**ASKING PRICE: \$950,000**  
**PRICE PER SF: \$317**

## EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 245-02 South Conduit Avenue, a mixed-use property located in Southeast Queens.

The property sits on a 3,520-square-foot lot and is improved by a two-story, mixed-use building totaling approximately 3,000 square feet above grade. The structure features two residential apartments positioned above two ground-floor retail units, offering a versatile configuration suitable for both investors and owner-users.

Additionally the entire building will be delivered vacant, allowing future ownership complete flexibility to renovate, reposition, and re-lease the asset according to their investment goals. The asset is also further enhanced by on-site parking.

Strategically located along South Conduit Avenue, one of the primary corridors serving JFK Airport and linking to the Belt Parkway, the property benefits from exceptional visibility, strong vehicular traffic, and proximity to numerous neighborhood amenities. This location positions the building as an ideal candidate for long-term hold, value-add execution, or owner-operator use.

This offering presents a rare opportunity to acquire a fully vacant, well-configured mixed-use asset in a high-demand Queens submarket with meaningful upside potential.

Please direct all inquiries to Cushman & Wakefield.

## PROPERTY INFORMATION

PROPERTY INFORMATION	
Address:	245-02 South Conduit Avenue, Rosedale, NY 11422
Submarket:	Queens
Block & Lot:	13614-12
Lot Dimensions:	47' x 81'
Lot SF:	3,520 SF (approx.)
BUILDING INFORMATION	
Property Type:	Mixed-Use Walkup
Building Dimensions:	30' x 50'
Stories:	2
Total Gross SF:	3,000 SF (approx.)
Residential Units:	2
Commercial Units:	2
Total Units:	4
ZONING INFORMATION	
Zoning:	R3-2, C2-3
FAR (As-of-Right):	0.75
NYC FINANCIAL INFORMATION (25/26)	
Total Assessment:	\$153,900
Annual Property Tax:	\$16,563
Tax Class:	4
Tax Rate:	10.762% *Property Tax Rate for Tax Year 2025

## PROJECTED REVENUE

RESIDENTIAL REVENUE						
Unit	SF	Status	Exp.	Monthly Rent	Annual Total	\$ / SF
Apt 1	700	FM	Vacant	\$2,696	\$32,352	\$46
Apt 2	700	FM	Vacant	\$2,696	\$32,352	\$46
<b>Total</b>	<b>1,400</b>			<b>\$5,392</b>	<b>\$64,704</b>	<b>\$46</b>

COMMERCIAL REVENUE						
Unit	SF	Lease Exp.	Monthly Rent	Annual Total	\$ / SF	
Retail	1,000	Vacant	\$1,667	\$20,000	\$20	
Office	600	Vacant	\$1,000	\$12,000	\$20	
<b>Total</b>	<b>1,600</b>		<b>\$2,667</b>	<b>\$32,000</b>	<b>\$20</b>	

<b>Total Gross Monthly Revenue:</b>			\$8,059			
<b>Total Gross Annual Revenue:</b>			\$96,704			

## INCOME & EXPENSES

TOTAL REVENUE				ANNUAL INCOME	
Total Gross Annual Income				\$96,704	
<b>Less Total General Vacancy / Credit Loss</b>				<b>\$3,541</b>	
Effective Gross Annual Income				\$93,163	

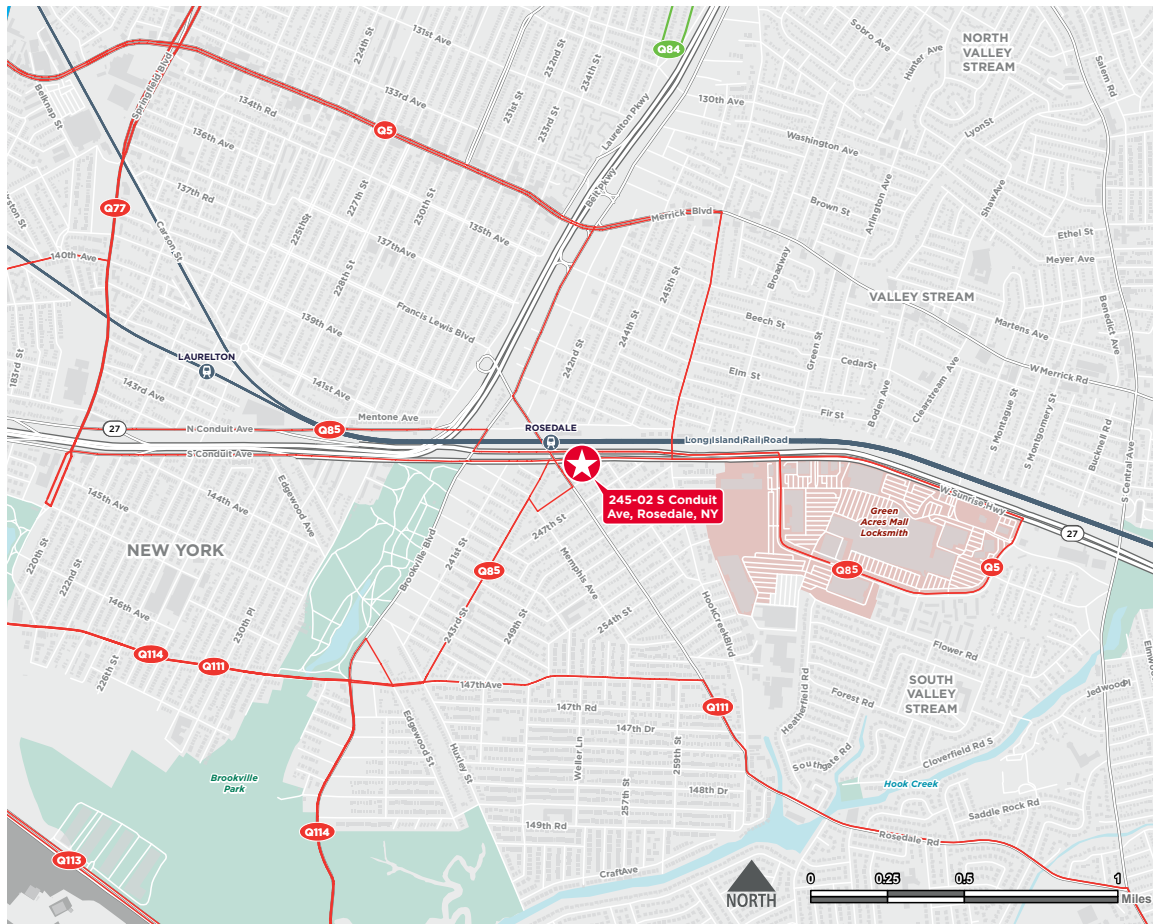
PROJECTED OPERATING EXPENSES					
Type	Projection	% of EGI	\$ / Unit	\$ / SF	Projected
Property Taxes	Actual	17.8%	\$4,141	\$5.52	\$16,563
Water and Sewer	\$1,100/ Resi. Unit	2.4%	\$550	\$0.73	\$2,200
Insurance	\$1,200/ Resi. Unit	2.6%	\$600	\$0.80	\$2,400
Fuel	Tenants Pay	0.0%	\$0	\$0.00	\$-
Repairs & Maintenance	\$250/ Resi. Unit	0.5%	\$125	\$0.17	\$500
Management Fee	3.0% / EGI	3.0%	\$699	\$0.93	\$2,795
<b>Total Expenses</b>		<b>26.3%</b>	<b>\$6,114</b>	<b>\$8.15</b>	<b>\$24,458</b>

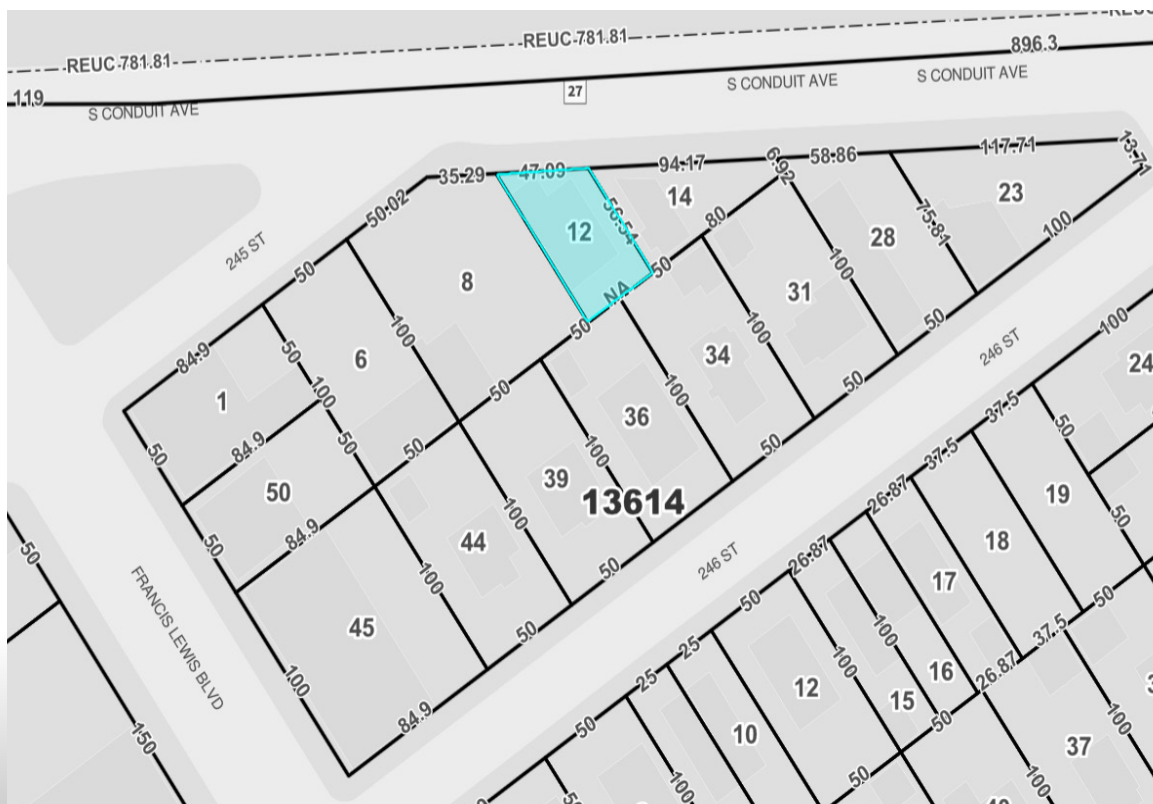
<b>Net Operating Income</b>				<b>\$68,705</b>	
-----------------------------	--	--	--	-----------------	--



## TRANSIT MAP



## TAX MAP



# AMENITIES MAP



# CERTIFICATE OF OCCUPANCY

Form 24-3226 (10-1-55) 114

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF

QUEENS

, CITY OF NEW YORK

No.

168892

Date

3/3/67

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ ~~building~~ ~~premises~~ located at  
245-02 & 04 So. Conduit Ave S/G 35.29' E. 245 St. 13614 12  
Block Lot

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with, as certified by the Fire Commissioner to the Borough Superintendent. Non-fire

N.B. or Alt. No.— Res. Comm.

Construction classification— 20'6"

Occupancy classification— 12/12/66

Height Ret. stories feet

Date of completion— 1/2

Located in C1-2 R3-2 District

Area

Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following limitations of the Board of Standards and Appeals: (Calculator numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st	D.G.			3	Store & Accessory Parking to Dwelling, 1 Car Garage
2nd	50			TWO FAM.	Dwelling
					Open Parking for 1 car, Accessory use.

*J. J. Signen*  
Borough Superintendent



# 245-02

## SOUTH CONDUIT AVENUE ROSEDALE, NY 11422



For More Information, Contact:

**JOSH NEUSTADTER**

Director

+1 212 660 7739

josh.neustadter@cushwake.com

**KIERAN BAKER**

Associate

+1 212 841 7918

kieran.baker@cushwake.com

**DYLAN WALSH**

Executive Director

+1 718 307 6517

dylan.walsh@cushwake.com

**NICK KOLBUS**

Senior Associate

+1 718 275 5472

nick.kolbus@cushwake.com

**CHARLIE EVERETT**

Senior Associate

+1 914 589 9380

charlie.everett@cushwake.com

**JEREMY STERN**

Associate

+1 917 825 3630

jeremy.stern@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.