

162-20 77th Road
FRESH MEADOWS, NY



OFFICE+WAREHOUSE+REAR LOT

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EXCEPTIONAL COMMERCIAL OPPORTUNITY IN FRESH MEADOWS | FLEXIBLE OFFICE & WAREHOUSE ASSET WITH MASSIVE UPSIDE POTENTIAL

This is a rare opportunity to own a high-quality, income-producing commercial property with significant untapped potential in the heart of Fresh Meadows. Offering 11,000 square feet of office and warehouse space on two levels, this property is strategically located near major roadways and public transit, fully renovated in 2023, and primed for expansion or reconfiguration to maximize income and long-term value.

Currently owner-occupied and tenant-leased at approximately 75% utilization, the property produces a solid 7.7% cap rate, generating \$408,000 in gross annual income. But this is just the beginning—by adding a third tenant or building on the separately deeded rear lot, this property can easily achieve or exceed an 8%+ cap rate, adding an estimated \$120,000+ in annual income.

PREMIUM FEATURES & IMPROVEMENTS

This is a true turn-key asset, with over \$1 million in capital improvements already completed:

- Heated warehouse for year-round operations
- Skylights throughout for natural light
- High-efficiency LED lighting system
- Security and CCTV surveillance systems
- Access control system with modern digital entry
- Individual rooftop HVAC units for each tenant
- Hydronic snow melt system for enhanced winter safety
- Landscape irrigation/sprinkler system
- Sauna, gym, kitchen, and shower-equipped bathrooms

Built to modern standards with lasting construction, the building offers long-term resilience and aesthetic appeal with minimal maintenance costs.



PROPERTY OVERVIEW

Lot Size	8,000 sf	Existing FAR	0.5
Property Type	Office w/Commercial	Max FAR	4,000
Building Size	11,000 sq. ft.	CAP Rate	7.7%
Building Dimensions	60 ft x 100 ft	Taxes	\$85,000

- warehouse space, kitchen, gym, sauna, three bathrooms with shower
- 12 dedicated on-site parking spaces
- Concrete, steel, and block construction
- Drive-through capability from 77th Road through the backyard to 78th Avenue
- Multi-tenant access points and flexible layout for various configurations
- Located on a quiet residential corner just off Union Turnpike with major retail and transportation nearby

SPACE BREAKDOWN

- First Floor: 6,000 sq. ft.
- Approx. 4,500 sq. ft. warehouse
- Approx. 1,500 sq. ft. office
- Second Floor: 5,000 sq. ft.
- Approx. 4,500 sq. ft. office
- Approx. 500 sq. ft. warehouse

UNLOCK EVEN MORE VALUE | REAR LOT EXPANSION

For investors or developers seeking additional income, a 2,000 sq. ft. separately deeded rear lot is available for purchase at \$450,000. Zoned and ready for development, this space can accommodate a 4,000 sq. ft. building, offering:

- New rental income stream
- Owner-occupied expansion
- Storage, production, or service space
- Additional tenant diversification

By building out this lot or leasing underutilized space, the annual rental income could rise by \$120,000 or more, boosting the cap rate to 8%+ and creating a powerful long-term investment.



SEEING IS BELIEVING


While the numbers and features speak for themselves, the true scale and potential of this property can only be appreciated in person. Whether you're a user, investor, or developer, this property provides flexibility, income, and upside in one of Queens' most desirable commercial corridors.


Contact Gina Taylor today to schedule a private tour and explore how this space can work for your goals. Opportunities like this are rare—don't miss it.




162-20 77th Road


between 164th St & 162nd St

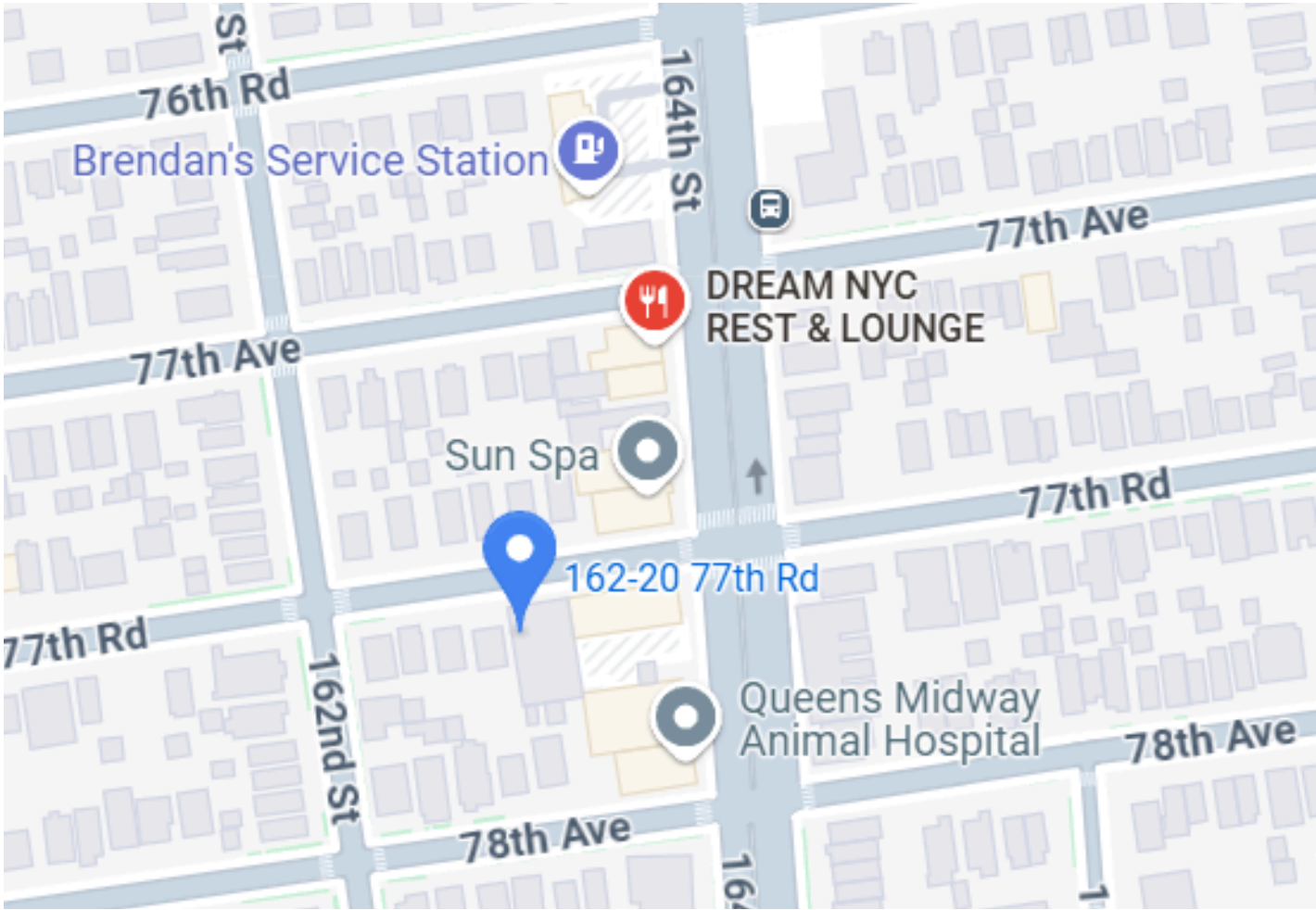
-  **LOCAL MTA BUS ROUTES**
Convenient stops along Union Turnpike, 188th St, and Horace Harding Expwy:
- Q17 – Flushing ⇄ Jamaica via 188th St
 - Q30 – Little Neck ⇄ Jamaica via Utopia Pkwy
 - Q31 – Bayside ⇄ Jamaica via Utopia Pkwy
 - Q88 – Elmhurst ⇄ Queens Village via Horace Harding
 - Q26 – Flushing ⇄ Fresh Meadows (limited hours)
 - Q46 – Kew Gardens ⇄ LIJ Hospital via Union Tpke

-  **EXPRESS BUSES TO MANHATTAN**
Quick access to Midtown via Union Turnpike and 188th St:
- QM1, QM5, QM7, QM8, QM31, QM35, QM36

-  **SUBWAY – F LINE**
• 169th St Station – ~3-minute walk
Direct service to Midtown Manhattan via the F train

-  **LIRR – LONG ISLAND RAIL ROAD**
Fast train access to Manhattan (Penn Station) and Long Island:
- Auburndale Station – ~6-minute drive
 - Bayside Station – ~7-minute drive
- (Both on the Port Washington Branch)

-  **MAJOR ROADWAYS**
• Immediate access to Grand Central Parkway and Van Wyck Expressway
Ideal for commuters and easy regional travel

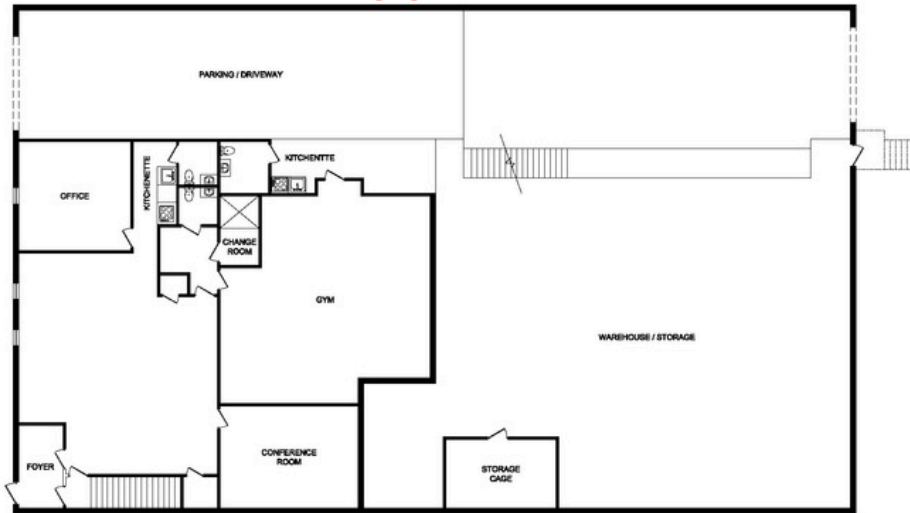


LOCATION ADVANTAGE

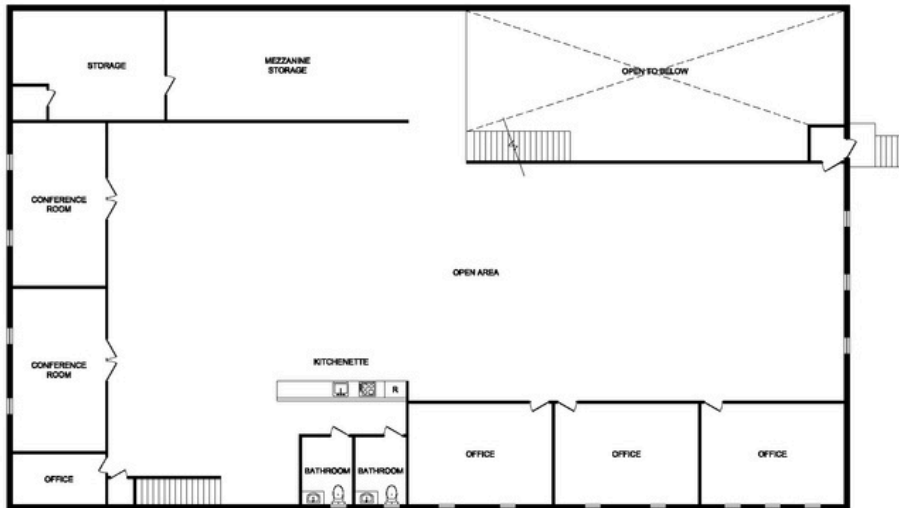
This property offers the ideal combination of accessibility, visibility, and surrounding amenities. Just off Grand Central Parkway and Van Wyck Expressway, and only 100 feet from the nearest bus stop, this location ensures strong commuter access. The site is also surrounded by:

- Neighborhood restaurants, bars, and coffee shops
- Retail stores and essential services
- Dense residential communities that support workforce and customer traffic

FLOOR PLAN



Floor 1



Floor 2


16220 77th Rd Flushing, NY 11366

PREPARED BY TEAM PICPROS.
THIS FLOOR PLAN ILLUSTRATION IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES
AND IS PROVIDED FOR CONVENIENCE ONLY WITH THE PERMISSION OF THE SELLER.
ALL MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED TO BE EXACT OR TO SCALE.



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