



OFFERED
EXCLUSIVELY BY

BROKERAGE TEAM

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 Click here for more information & to download the full Offering Memorandum



\$8,419,694
Offering Price



5.65%
Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Queens, New York.

The Property consists of 0.20 acres and a one-story, 7,563-square-foot medical office building that was retrofit-to-suit in 2021 to the exact specifications of the Tenant. The Property is located along Queens Boulevard (54k VPD) just north of the interchange with the Long Island Expressway (182k VPD) and is just south of LaGuardia International Airport. It's also just west of Citi Field and the Billie Jean King National Tennis Center. There are approximately 2.52 million in population in a five-mile radius earning an average household income in excess of \$111,000 annually.