

EXCLUSIVE FOR SALE

12,500 SF RETAIL BUILDING WITH UNIQUE LOCATION

92-02 ROCKAWAY BEACH BLVD | QUEENS NY, 11693



SALES PRICE: \$5,250,000 CAP RATE: 5.7%

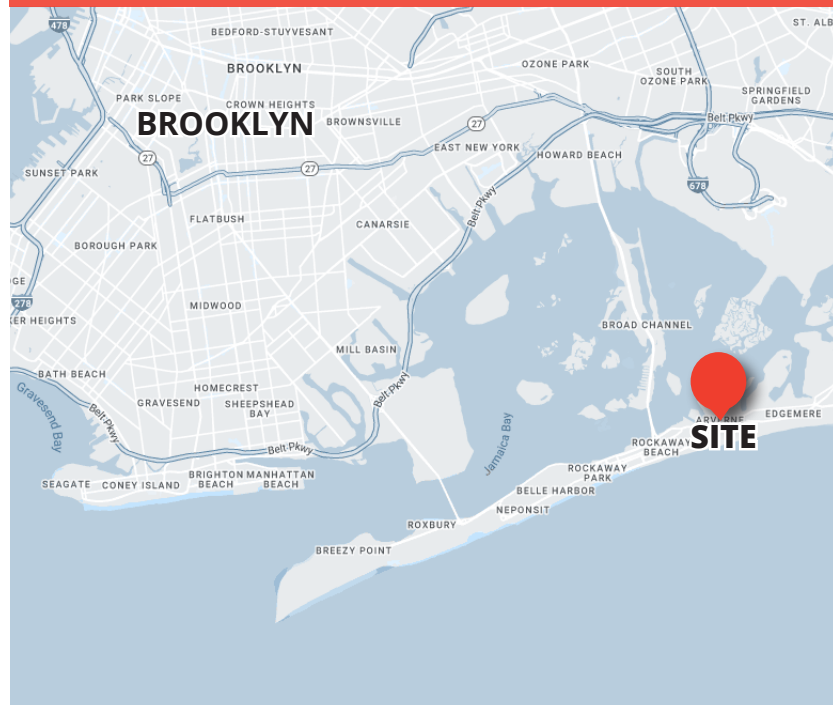
PROPERTY OVERVIEW:

- 12,500 SF BUILDING
- **BLOCK:** 16127 **LOT:** 016
- **ZONING:** R5B, C2-3
- **RE TAXES:** \$79,531
- 5X RETAIL TENANTS, 1X3 BR RES. TENANT
- TENANTS PAY ALL UTILITIES AND TAXES
- FULL LEASED WITH LONG TERM STEADY TENANTS
- EXCELLENT 1031 EXCHANGE
- VERY SAFE STREET (same block as police station)

LOCATION FEATURES:

- BUSY SHOPPING STRIP WITH HIGH EXPOSURE
- TWO BLOCKS FROM BEACH
- ONE BLOCK FROM MUNICIPAL PARKING
- 3 MINUTE WALK TO SUBWAY **A** **S**
- 2 BLOCKS OFF CROSS BAY MEMORIAL BRIDGE

MINUTES TO ROCKAWAY BEACH!



CONTACT EXCLUSIVE AGENT:

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BUILDING EXTERIOR



DETAIL TENANT SETUP DELIVERABLE WITH AN NDA



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