



NEWLY CONSTRUCTED MIX-USE BUILDINGS

CAP RATE 6+%!!!
**ICAP Tax Abatement
for Retails**

Each Building:

- 1 Retail + 2 Families
- 20 FT x 70 FT
- 3 Floors + Basement

150-20 12th Rd
Whitestone, NY 11357



B · SQUARE REALTY 盛世地產

T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354
800 Northern Blvd, Great Neck, NY 11021



B Square Realty is pleased to present these brand-new, all-brick mixed-use buildings, featuring 1 retail storefront and 2 residential units, located in a high-demand commercial district and constructed with durable concrete. Each lot measures approx. 20 ft x 150 ft. The retail storefront benefits from a 25-year ICAP tax abatement, making this a prime real estate opportunity, ideal for investment or personal use.



EACH BUILDING

Each buildings size are approx. sized 20ft x 70ft, featuring three floors plus a 10-13' ft basement with a separate entrance.

The first floor is a commercial storefront, while the second and third floors are residential units total two families.



LAYOUT

The retail space on the ground floor faces the street and spans approx. 20 x 70 feet, including a private restroom.

The residential layout includes 3 bedrooms and 1 bathroom, with the second floor having a large terrace and the third floor a balcony.



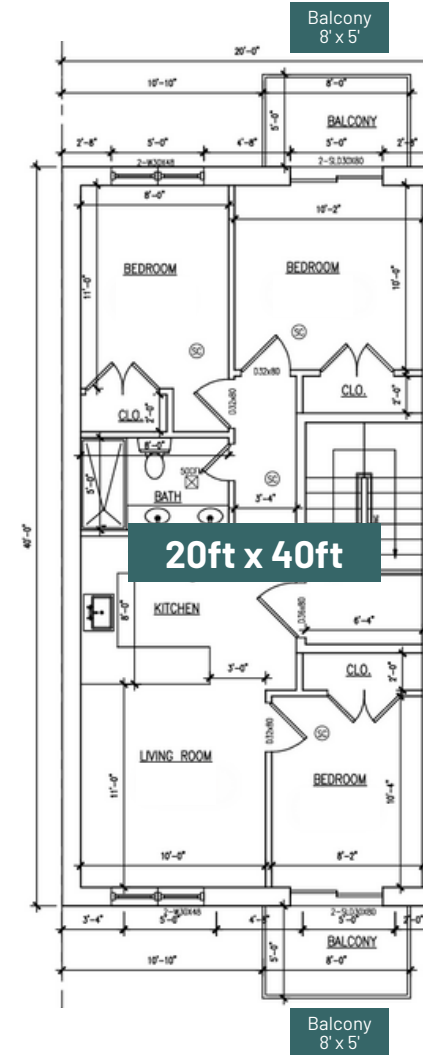
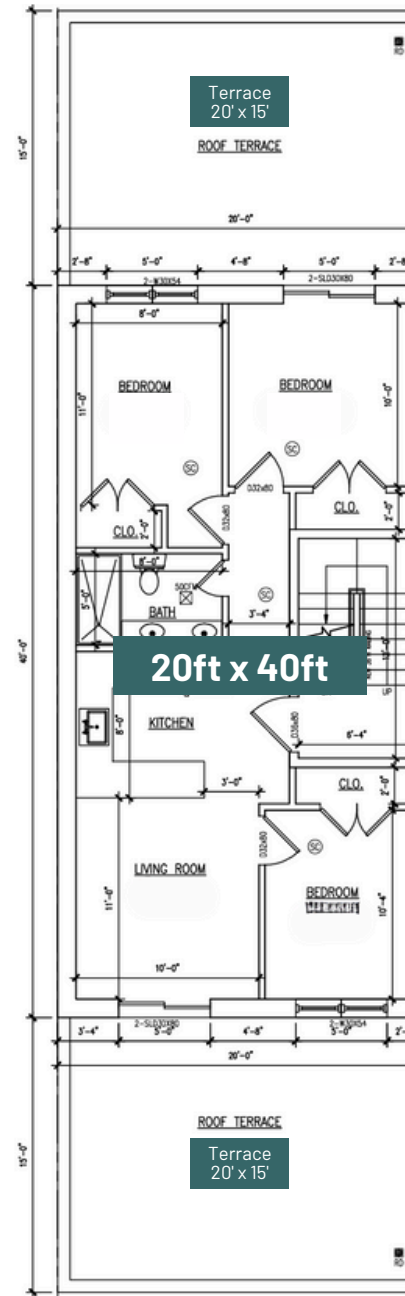
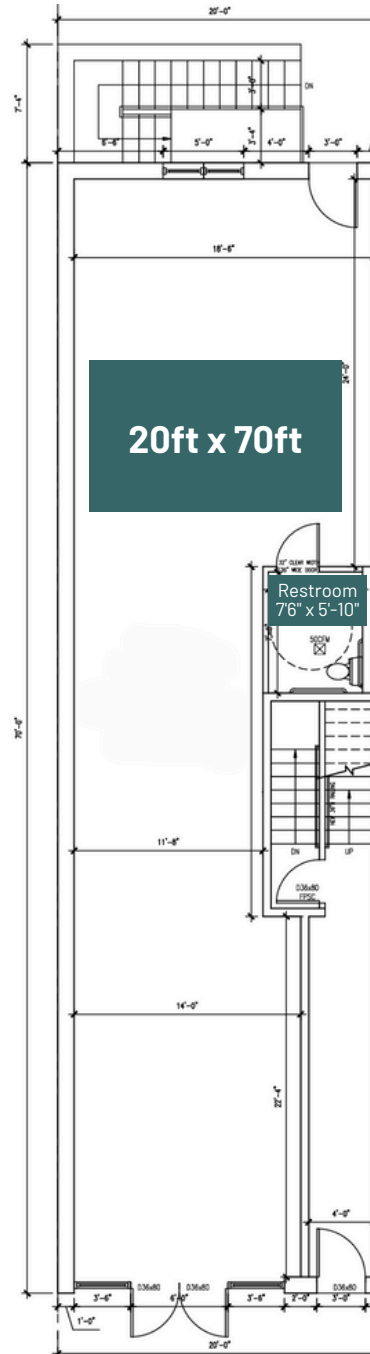
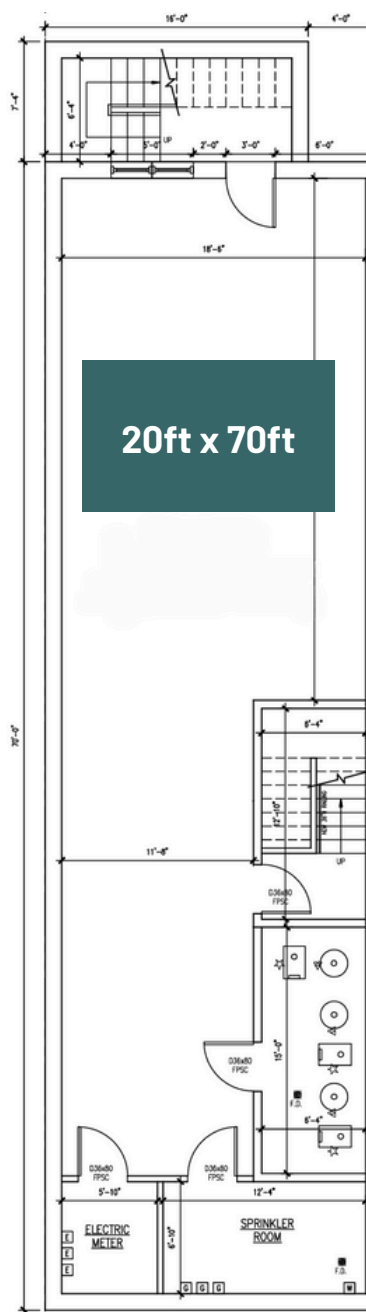
PRIME LOCATION

The location is exceptional, with close proximity to schools, supermarkets, restaurants, shopping centers, and more.

Convenient access to multiple highways and nearby Q15, Q15A, and Q76 bus stops. Walking distance to the East River.

FLOOR PLAN

Each Building Size
4,400 SF



FINANCIAL OVERVIEW

EACH BUILDING INCOME			
UNIT	LAYOUT	PROJECTED INCOME/M.*	PROJECTED INCOME/Y.*
Basement	1400 SF	\$2,334	\$28,000
1st Floor Retail	1400 SF	\$4,667	\$56,000
2nd Floor residential 01	800 SF 3 Bedrooms + 1 Bathroom + Terrace	\$2,800	\$33,600
3rd Floor residential 02	800 SF 3 Bedrooms + 1 Bathroom + Balcony	\$2,800	\$33,600
TOTAL INCOME			\$151,200
PROPERTY EXPENSE (ANNUALLY)			
PROJECTED R.E. TAX*			\$15,000
TOTAL EXPENSE			\$15,000
*Projected income & R.E. tax		CAP RATE	NET INCOME
		6.2%	\$136,200



LOCATION

Convenient access to multiple highways and nearby Q15, Q15A, and Q76 bus stops. Walking distance to the East River.

The location is exceptional, with close proximity to supermarkets, shopping centers, restaurants, schools, and more, making it ideal for both investment and personal residence!

Schedule a Showing

Email us at info@barbieliteam.com

More information

please call 646-889-9988

*ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AGE OF

PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.*



Listing Agent

Barbie Li

LIC. R.E Broker

Team Leader of BLT

Team Mentor of B2STARS



Listing Agent

Yvonne Zhu

LIC. R.E Broker

Team Leader of The Yvonne Zhu

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