

# 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

EARLY BIRD  
PRICE

**\$2,200,000**



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 building's size is 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, totaling 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.



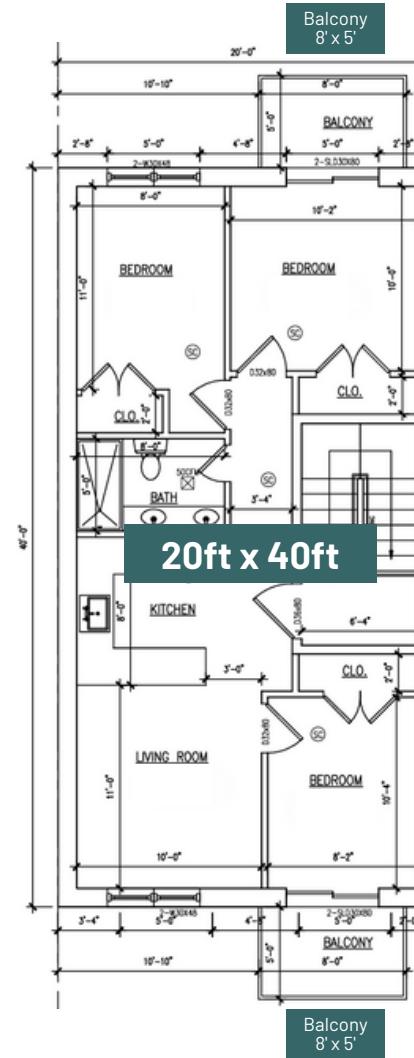
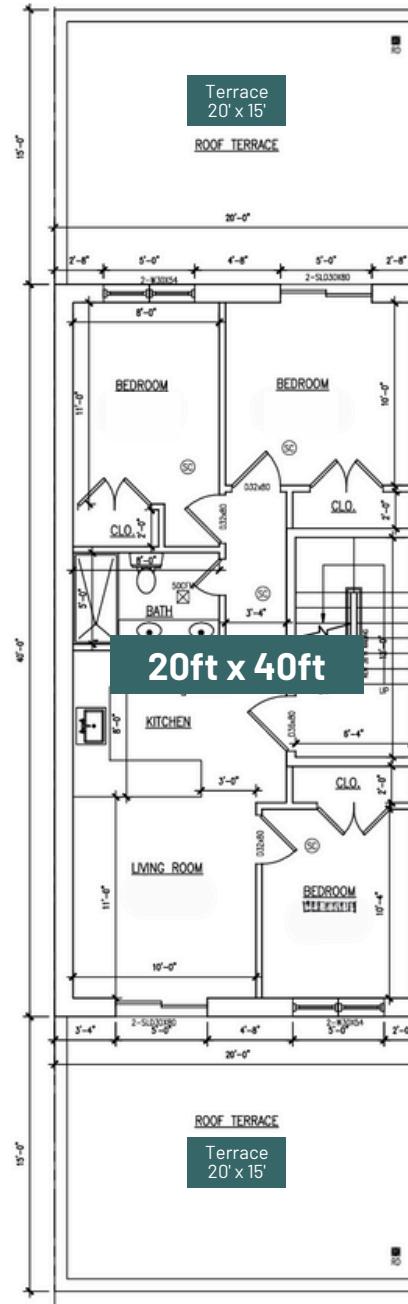
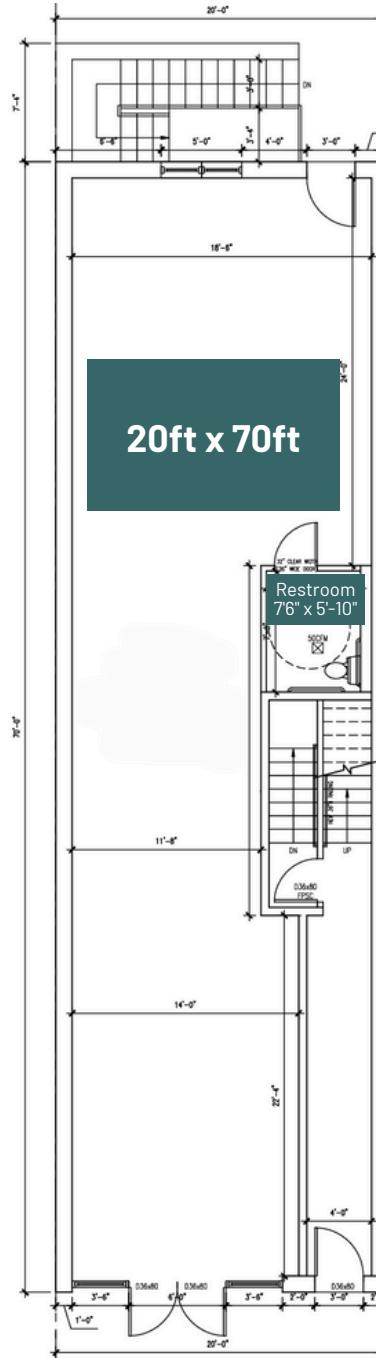
## PRIME LOCATION

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.*
<b>Basement</b>	1400 SF	<b>\$2,334</b>	<b>\$28,000</b>
<b>1st Floor Retail</b>	1400 SF	<b>\$4,667</b>	<b>\$56,000</b>
<b>2nd Floor residential 01</b>	800 SF 3 Bedrooms + 1 Bathroom + Terrace	<b>\$2,800</b>	<b>\$33,600</b>
<b>3rd Floor residential 02</b>	800 SF 3 Bedrooms + 1 Bathroom + Balcony	<b>\$2,800</b>	<b>\$33,600</b>
<b>TOTAL INCOME</b>			<b>\$151,200</b>

## PROPERTY EXPENSE (ANNUALLY)

PROJECTED R.E. TAX*	<b>\$15,000</b>	
<b>TOTAL EXPENSE</b>	<b>\$15,000</b>	
<b>*Projected income &amp; R.E. tax</b>	<b>CAP RATE</b>	<b>NET INCOME</b>
	<b>6.2%</b>	<b>\$136,200</b>



## LOCATION

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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](mailto:info@barbieliteam.com)



Listing Agent

**Barbie Li**

LIC. R.E Broker

Team Leader of BLT

Team Mentor of B2STARS

More information  
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Listing Agent

**Yvonne Zhu**

LIC. R.E Broker

Team Leader of The Yvonne Zhu

Phone : 929-366-6682

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

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



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