

FOR SALE


PRIME MIXED-USE PROPERTY

EXCELLENT LOCATION.
STRONG INVESTMENT POTENTIAL.

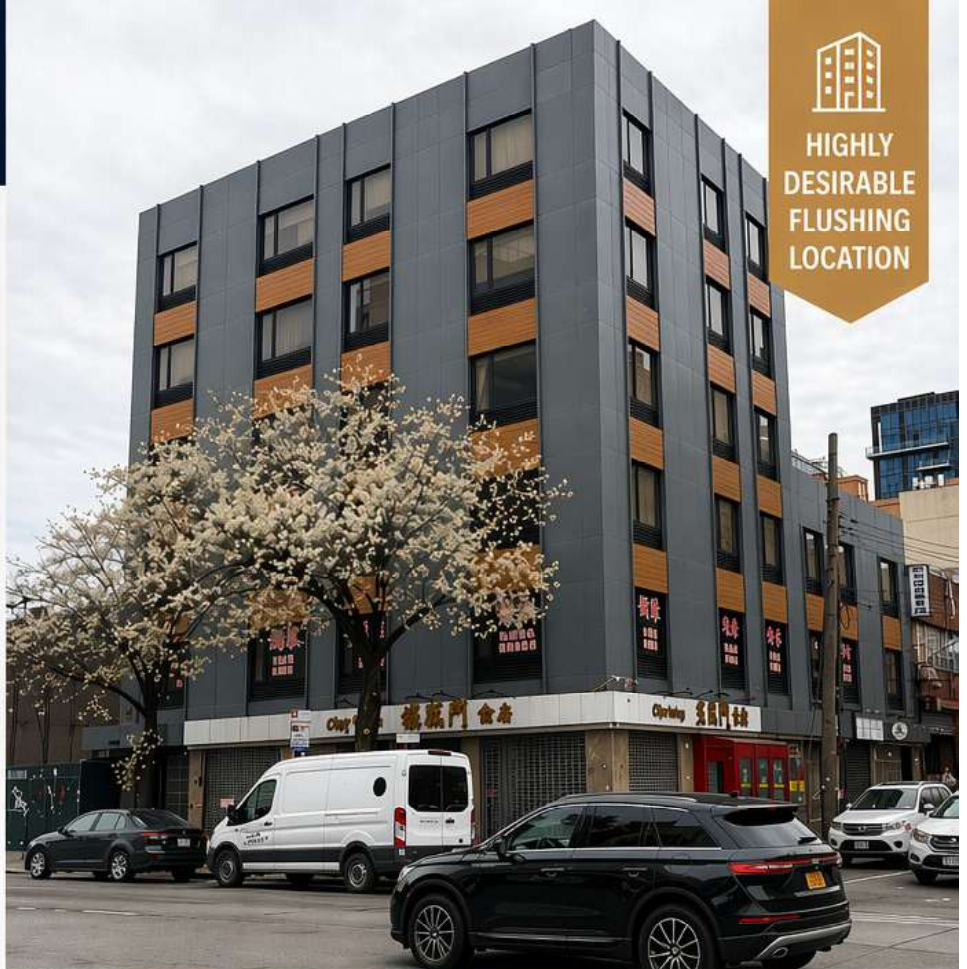
 **135-53
NORTHERN BLVD
FLUSHING, NY 11354**

 **MIXED-USE BUILDING**
Retail + Residential

 **HIGH VISIBILITY**
On Busy Northern Blvd

 **EXCELLENT ACCESSIBILITY**
Close to Main St Subway
(7 Train)

 **STRONG INVESTMENT**
Potential for End Users
& Investors




**HIGHLY
DESIRABLE
FLUSHING
LOCATION**



RETAIL SPACE









RESIDENTIAL UNIT



SIDE VIEW

PROPERTY HIGHLIGHTS

- ✓ Corner property with excellent visibility
- ✓ Strong foot traffic and vehicle traffic
- ✓ Mixed-use: retail on ground floor with residential units above
- ✓ Close to transportation, shopping, restaurants and major amenities
- ✓ Great for investment or owner-user

 BUILDING TYPE	MIXED-USE
 TOTAL SQUARE FEET OF BUILDING	25,388 SF
 ZONING	C4-3
 REAL ESTATE TAXES	\$225,000 ANNUALLY (2024/25)
 POTENTIAL ANNUAL INCOME	\$1 MILLION+
 ASKING PRICE	\$11,000,000

*All information deemed reliable but not guaranteed.



EXCLUSIVELY LISTED BY:

Building. 1 Property Management Corp.

32-65 107 Street S4
East Elmhurst, NY 11369

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FOR MORE INFORMATION

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SCAN HERE
FOR MORE DETAILS

