

	SALES - LEASING - APPRAISALS Victor Weinberger - Alex Mikhaylov CALL US FOR ALL YOUR REAL ESTATE NEEDS 917-806-7040 917-687-5799 VWremax@gmail.com Alexm0215@gmail.com		PRIME LOCATION FOR LEASE!!! 158-02 Union Turnpike, Jamaica NY, 11432 (SE corner Parsons Blvd) <table border="0"> <tr> <td> * Former Rite-Aid Location * 14 Million annual traffic * 23,000 SF Lot * 9,600 SF Building * 400 feet linear frontage </td> <td> * 5 minutes to Queens Blvd * Near St. John's University * Near 5 neighborhoods * ideal franchise tenancy * Long Term Lease </td> </tr> </table>	* Former Rite-Aid Location * 14 Million annual traffic * 23,000 SF Lot * 9,600 SF Building * 400 feet linear frontage	* 5 minutes to Queens Blvd * Near St. John's University * Near 5 neighborhoods * ideal franchise tenancy * Long Term Lease
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FOR LEASE a Prime Mega retail Corner at 158-02 Union Turnpike, Flushing/Fresh Meadows/Jamaica, NY. Formerly used by Rite-Aid Pharmacy.

Property Video: https://youtu.be/pBSAkRUF_Qk?si=JTJEZ3o4AeuPRhP

Price: \$600,000 per year (62.50 per SF x 9,600 SF)

FEATURING

- *Former Rite-Aid Location
- *14 million annual vehicle traffic
- *Bus stops on every corner in front of property
- *23,000 SF Lot
- *9,600 SF Building
- *436 feet linear frontage
- * 37 marked wide parking spots.
- *2 Blocks to Grand Central Exit (Parsons Blvd/164th Street)
- *5 minutes to Queens Blvd
- *Near St. John's University and Queens College
- *Near Queens Center Hospital
- *Near 5 neighborhoods
- *Ideal for a franchise tenancy, school, medical, supermarket, None-for-profit, etc, etc
- *Long Term Lease available.



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Dr. Hani Al-Hadi is a male with short dark hair, wearing a light blue suit jacket, white shirt, and light blue tie. He is smiling slightly and looking towards the camera. The background is a blurred green outdoor setting.



200 apartments

Grand Central Pkwy

Queens Gateway to Health Science school

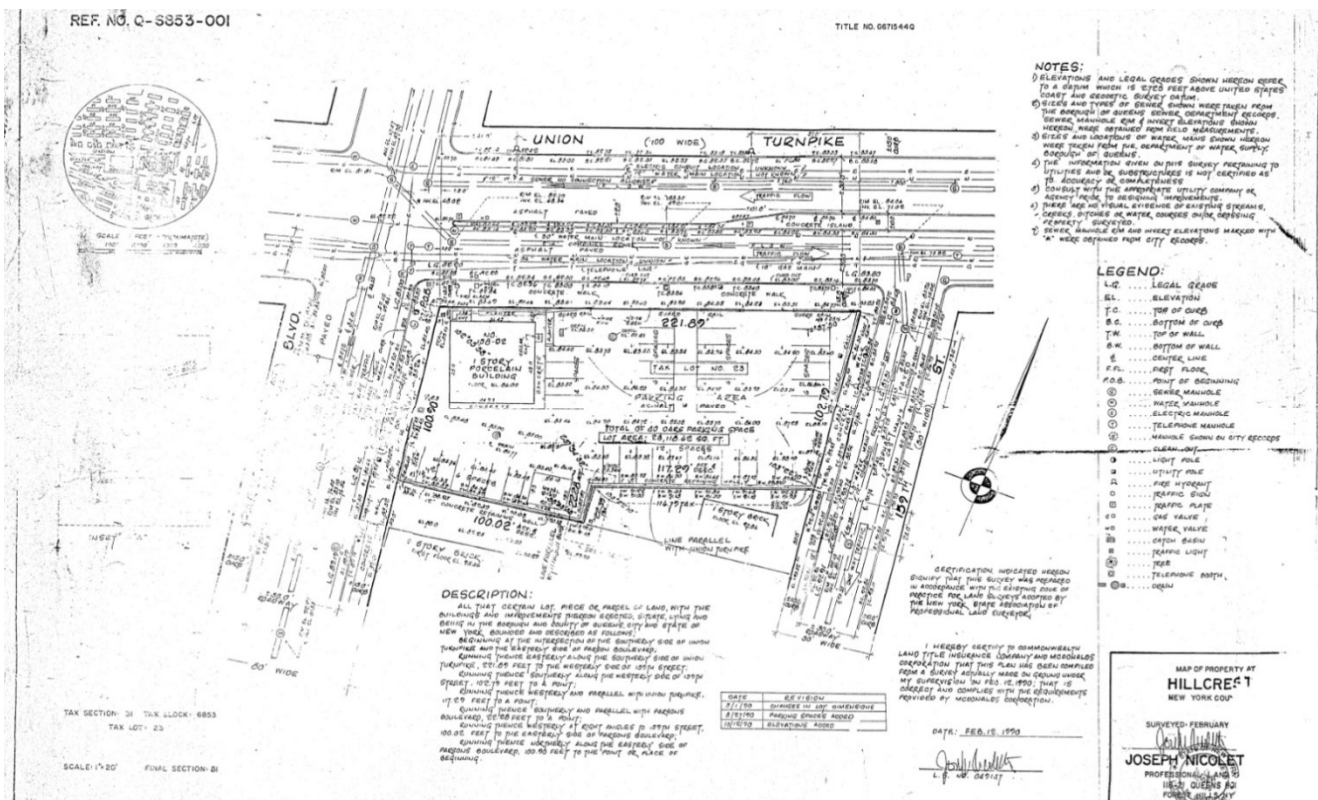
110 apartments

Fire Department

Union Turnpike

**Parsons
Blvd**

14 million annual vehicle count





CA:	REVISION
5/1/90	CHANGED IN 10% OVERHEAD
8/1/90	PAIDING SPACE ADDED
11/1/90	ELEVATIONS ADDED

MAILED FEB 12 1970

John Williams
C. P. No. 009127

[illegible]

1. LOCAL AREAS
 1. ELEVATION
 2. TYPE OF CLOUDS
 3. DEPTH OF CLOUDS
 4. TEMP. OF WIND
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LEGISLATION, IMPAIRED HEALING
Gather 'round, true lawyer, we're gathered
in accordance with the following laws of
the law: the laws of common sense, the
Morse Code, and common sense.

SUPREVED: FEBRUARY
JOSEPH NICOLET

PROFESSIONAL LANG &
116-21 QUEENS PI
FOREST HILLS, NY
-11355-1000



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PROPERTY OVERVIEW

Address

Property address → 158-02 Union Tpke
Alternate address(es) 80-02 159th St
158-02 Rear Union Tpke
Zip code 11432
Neighborhood Pomonok
Borough Queens
Block & lot → 06853-0023



Tax class 4
Property tax → \$234,086

Lot

Lot sqft → 23,320
Lot dimensions → 222 ft x 102 ft
Ground elevation 88 ft
Corner lot No
Lot shape Irregular

Zoning

Zoning districts → R5D, C1-3
Zoning map 14c

Building

Building class One Story Retail Building (K1)
Square feet → 9,600
Building dimensions → 120 ft x 80 ft
Buildings on lot 2
Stories 1
Roof height → 23 ft
Year built 1994

Building material Masonry
Grade C+

Use

Commercial units 1
Retail sqft → 9,600
Certificate(s) of occupancy

Floor Area Ratio (FAR)

Residential FAR 2
Facility FAR 2
Current FAR 0.41
Max buildable area 46,640 sqft
Current built area 9,561 sqft
Buildable area 37,079 sqft



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TAX MAP





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