

251-15 Northern Boulevard  
44-14 Jessie Court, Little Neck  
Queens, NY 11362

**Commercial / Non-Profit Owner-User Opportunity**



# Summary

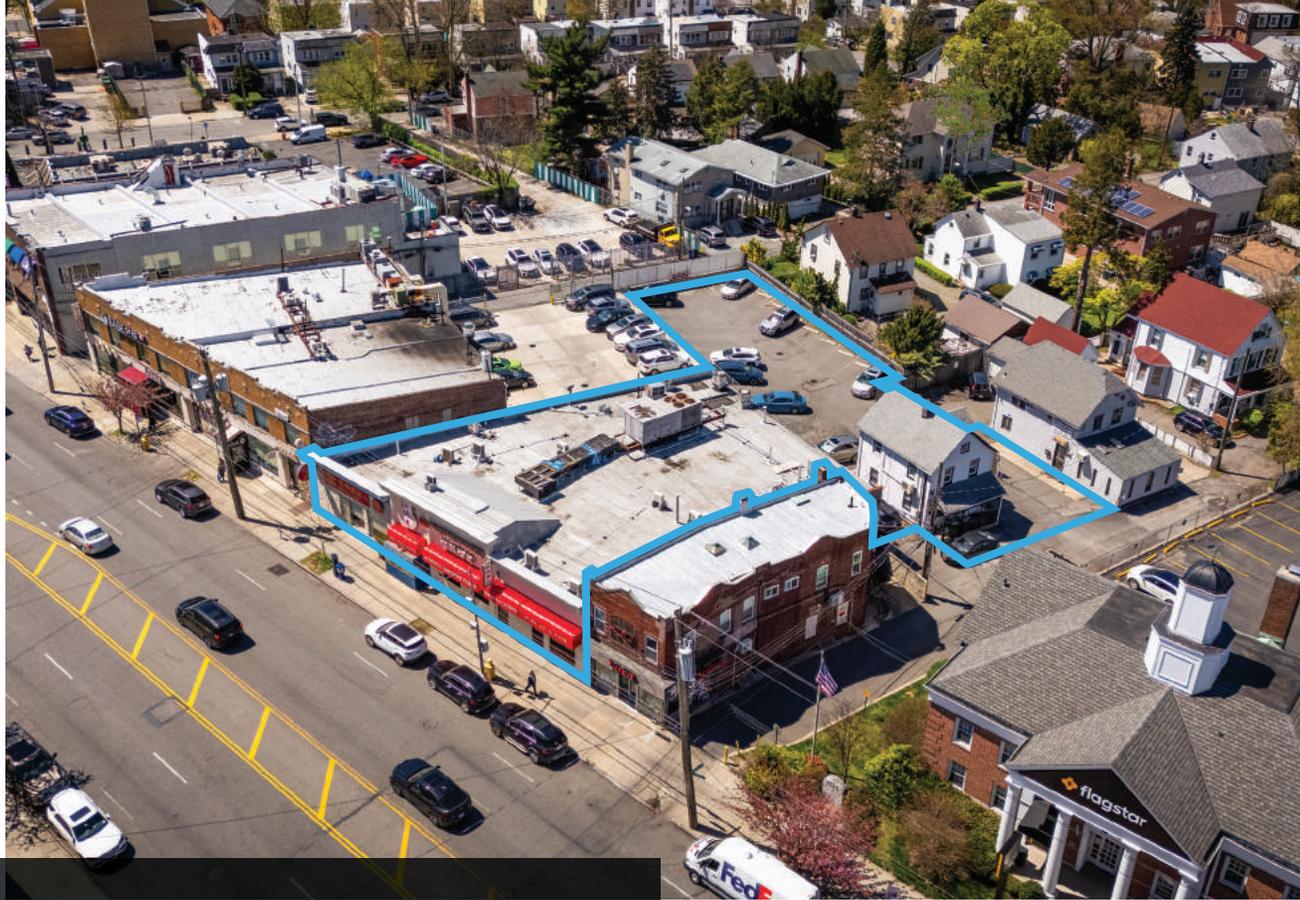
Ariel Property Advisors presents 251-15 Northern Boulevard & 44-14 Jessie Court, a rare and unique real estate opportunity for investors or owner-users in Little Neck, Queens. The property consists of three components:

- A 1-story, 6,300 sq. ft. 280-person capacity restaurant with 85' of frontage on Northern Boulevard. The restaurant is occupied by a tenant on a month-to-month basis.
- A parking lot with 20 parking spaces that are currently used by the restaurant. Buyers can create drive-thru accessibility between Jessie Court and Cornell Lane by opening an entrance on the west side of the parking lot.
- Single family home that can be delivered vacant located at the entrance to the parking lot.

Its central location, accessible parking and flexible zoning (C-1/R3-1/R2A) make it an attractive opportunity for owner-users, non-profits and investors. Owner-users and non-profits will appreciate the property's ability to accommodate large gatherings as well as host educational, artistic and community-oriented programming. Investors can leverage the central location to attract strong retail tenants.

The property is a half mile from the Long Island Railroad and is a short drive to the LIE & Cross Island Expressway.

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**ASKING PRICE: \$6,000,000**

**\$789 / \$/SF | \$392 / \$/LOT SF**

# Property Information

	Total	251-15 Northern Blvd	44-14 Jessie Ct
Block / Lot	8129 / 79 & 130	8129 / 79	8129 / 130
Lot Dimensions	-	85.1' x 105' (lrr.)	49.6' x 177' (lrr.)
Lot Sq. Ft.	15,300	6,800	8,500
Building Dimensions	-	85' x 105'	20' x 30'
Stories	-	1	2
Total Units	3	1	2
Building Sq. Ft.	7,600	6,300	1,300
Zoning	R2A; R3-1/C1-2	R3-1/C1-2	R2A; R3-1/C1-2
FAR	-	1.00	0.50
Buildable Sq. Ft.	11,050	6,800	4,250
Air Rights Sq. Ft.	3,450	500	2,950
Tax Class	4 & 1	4	1
Assessment (23/24)	\$378,662	\$338,850	\$39,812
Real Estate Taxes (23/24)	\$43,887	\$35,891	\$7,996

\*All square footage/buildable area calculations are approximate

8129

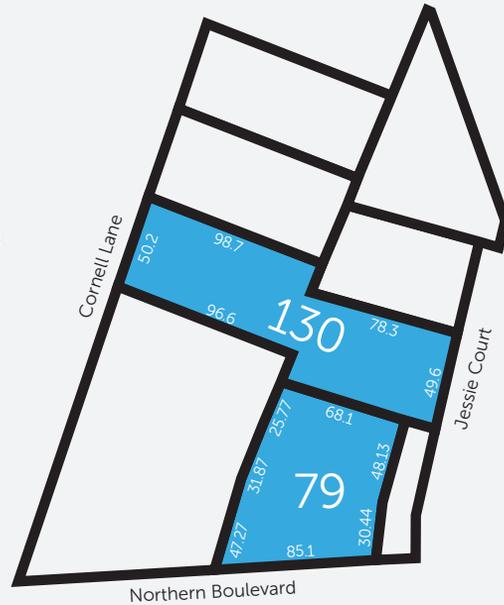
Block

79 & 130

Lot

15,300

Lot Sq. Ft.



## Rent roll

Total Income: \$24,610 Monthly | \$295,322 Annual

Unit	Unit Type	Unit Status	Actual / Projected	Monthly Rent	Annual Rent	Lease Exp
Restaurant	Commercial	Commercial	Actual	\$22,510	\$270,122	06/30/2024
Two-Family House	Residential	FM	Actual	\$2,100	\$25,200	M-T-M

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc:

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For Financing Information:

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Restaurant



**Restaurant features:**

- 280 person capacity
- Commercial Kitchen w/ 2 walk-in refrigerators; 1 walk-in freezer
- Large, open dining room and 2 smaller banquet rooms
- 2 bathrooms

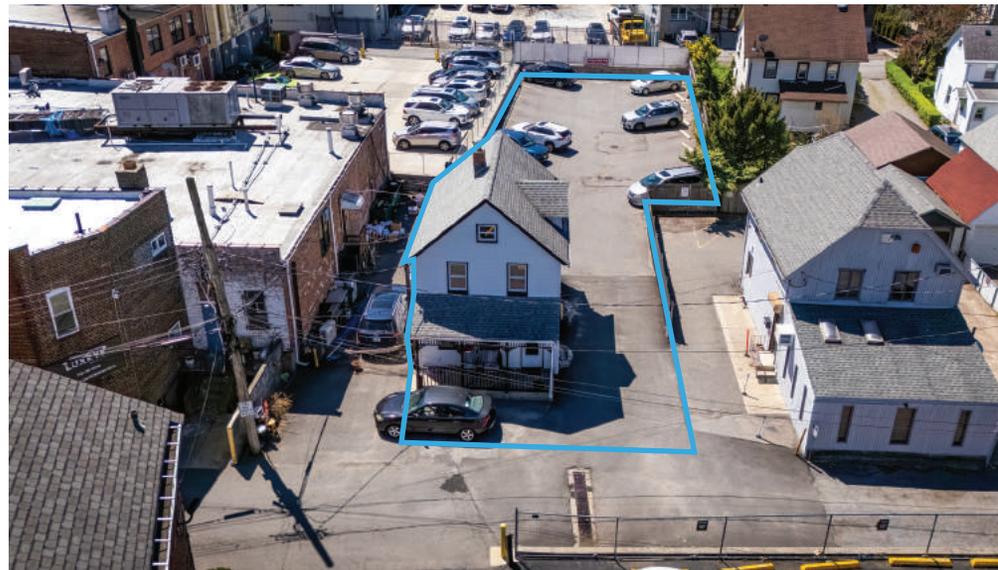




44-14 Jessie Court



- Over 20 parking spots on the Jessie Ct. Property
- Single family house delivered vacant, situated directly behind the retail building
- Multiple access points for parking
- 5 minute drive and 15 minute walk to the Little Neck LIRR train station



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. April 26, 2024 2:21 pm

**Ariel**  
A member of GREY