

Income-Producing Corner Commercial Property in Sunnyside!

39-04 Skillman Ave, Sunnyside, NY 11104

\$4,599,000



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Licensed Real Estate Salesperson



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Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



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Prime commercial lot featuring a leased gas station with a convenience store and a separately leased transmission repair shop. This corner property provides immediate cash flow with long term upside for investors and developers.

Strong street frontage, excellent visibility, and steady traffic support continued operations. This is an ideal asset for buyers seeking steady income today with redevelopment or value-add potential in the future.

Building: 90 x 58 ft

Lot: 100 x 90 ft

Zoning: M1-4

FAR: 0.36; Max FAR: 2

Max buildable area: 18,000 SF

Block/Lot: 0187/19

Offered as an "As-Is" sale. Financials are available upon request.

Don't Miss this Unique Opportunity! Won't Last!
Contact TODAY For More Details!



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