

Investor Snapshot – Queens Mixed-Use Opportunity

101-16 39th Avenue | Corona / Flushing, Queens

This income-producing mixed-use property is located in the heart of Corona / Flushing, Queens. The building features a medical office on the ground floor, seven residential units, providing diversified income streams and stable cash flow for investors.

Income Summary

Income Source	Monthly	Annual
Medical Office	\$3,200	\$38,400
1BR Unit (Backyard Unit) Six	\$2,800	\$33,600
1BR Units	-	\$135,000
Total Gross Operating Income		\$207,000

Operating Summary

Expense Category	Annual
Real Estate Taxes (Projected)	\$11,000
Insurance	\$5,000
Utilities & Maintenance	\$10,000
Total Expenses	\$26,000
Net Operating Income (NOI)	\$181,000

Building Layout:

1st Floor – Medical Office + 1BR Apartment with Large Backyard

2nd Floor – Two 1BR / 1BA Units

3rd Floor – Two 1BR / 1BA Units

4th Floor – Two 1BR / 1BA Units

Rooftop – Telecommunications Lease

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