



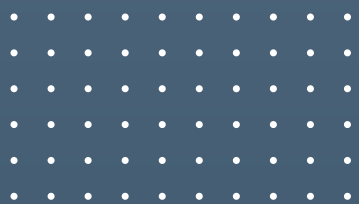
**134-38 33rd Ave.,**  
**Flushing NY 11354**

**Downtown Flushing**

Asking Price **\$3,880,000**

**4 Units**

- 3 Commercial Units
- 1 Apartment
- 8,099 Rentable space





## Property Overview

**Exceptional investment prospect awaits! Situated in the heart of Flushing, this property offers a generous 8,100 square feet of interior space. Presently leased to two tenants, the ground and first floors, encompassing 5,360 square feet, are occupied by a reputable kitchen equipment wholesaler. Meanwhile, the second and third floors, totaling 2,740 square feet, are leased to a thriving dance studio. Enjoy a stable income stream with reliable tenants, making this opportunity truly outstanding.**

PROPERTY DETAILS	
Block / Lot	04949-0006
Lot Size	2,675sf
Lot Dimensions	50' x 53'
Type	Warehouse
Building GSF	8,099 sf
Net Rentable Area	8,099 sf
Stories	3
Number of Tenants	4
RE Tax (23/24)	\$54,985/Annual
Zoning	M2-1

134-88 33 Ave  
**FOR SALE**

## Contact Exclusive Agents

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