

172-12 Linden Blvd.
Jamaica, NY 11434

Located in Historic Addisleigh Park
Prime Corner Location- Mixed Use Property
Asking \$1,300,000



Property Highlights

- 2 Residential Units - Possible to Deliver Vacant
- One Commercial Unit – Leased
- Full Basement
- Newer Gas Furnace; Hot Water Heater; Electric
- Rents Below Market
- Property Located Close to All Shopping and Restaurants
- MTA Bus Service within 100 feet of Subject Property
- Near Houses of Worship
- Motivated Seller
- Call for all Details

Exclusive Broker

Richard A. Diller, Broker ✉ rdiller@crri.net ☎ 516.639.0021

Charles Rutenberg Realty, Inc. Commercial Brokerage & Advisory Services



172-12 Linden Blvd. – Subject Part of Very Prosperous Retail Center.



SUBJECT PROPERTY

CHASE

Key Food FRESH

VA NEW YORK HARBOR HEALTH CARE

FAMILY DOLLAR

CVS

BURGER KING

DOLLAR GENERAL

McDonald's

Pizza Hut

DOLLAR TREE

ROCHDALE VILLAGE
Key Food FRESH
CRUNCH
RITE AID

McDonald's

Checkers

STOP & SHOP
ASHLEY FURNITURE HomeStore
IHOP RESTAURANT

MERRICK BLVD

WING STOP

DOLLAR TREE

Key Food FRESH

POPEYES LOUISIANA KITCHEN

Walgreens

Walgreens

Auto Zone

ROCKAWAY BLVD

POPEYES LOUISIANA KITCHEN

BAYSLEY BLVD

GUY BREWER BLVD

FARMERS BLVD

THE HOME DEPOT

FRANCIS LEWIS BLVD

Radisson

Marriott

Hampton Inn

COURTYARD Marriott

KFC

BURGER KING

POPEYES LOUISIANA KITCHEN

BELT PKWY

NASSAU EXPY

JFK JOHN F. KENNEDY INTERNATIONAL AIRPORT

DOLLAR TREE

BELT PKWY

McDonald's

SUBJECTRUNNER.com
Google Earth

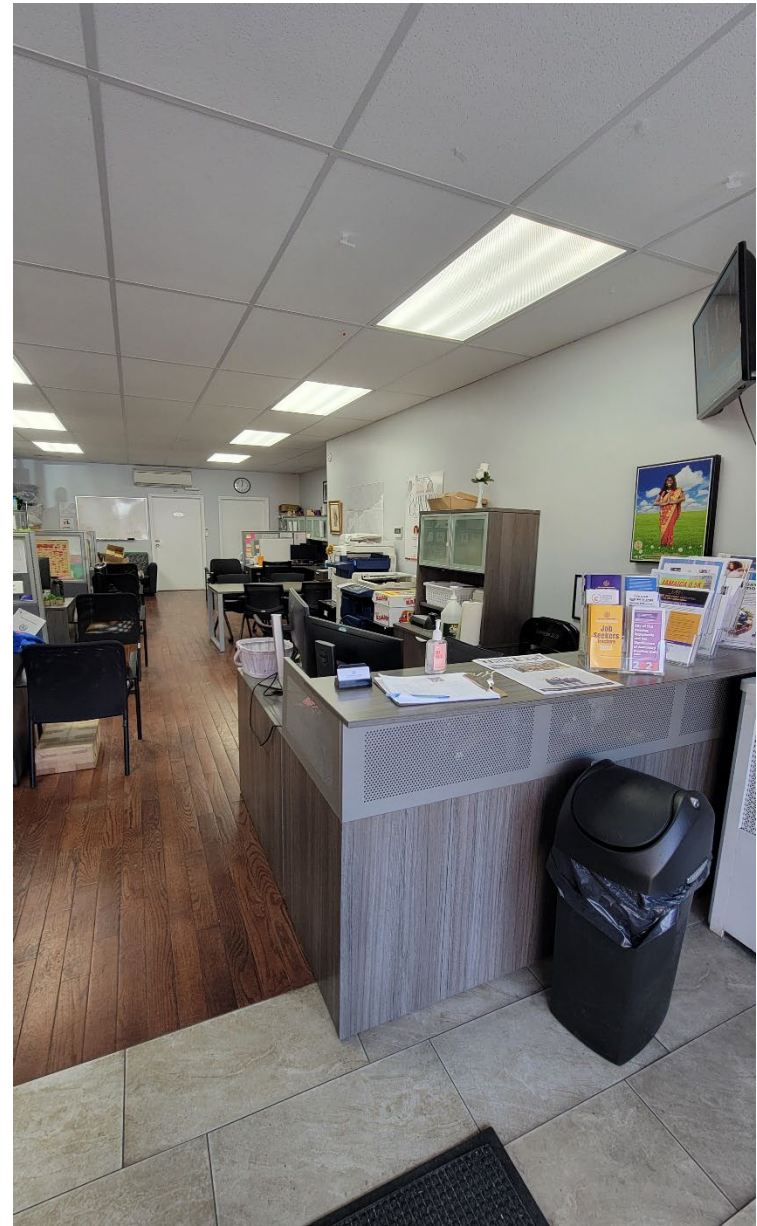








Major Grocery Store Seconds Away



Modern Interior Offices



Newer Systems including Electric Panel



Pharmacy Seconds Away



St. Albans Church accosts Street

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**Investment Sales,
Leasing and
Advisory Services**

Exclusive Broker

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Broker since 1989