

FOR SALE  
AVAILABLE INDIVIDUALLY  
OR AS A PACKAGE

# 32-58 105TH STREET

Corona, NY 11368 | **Queens**

(4) FOUR COMMERCIAL  
CONDOMINIUM UNITS  
WITH PARKING



**RIPCO**  
INVESTMENT SALES



## INVESTMENT HIGHLIGHTS

#1

### **(4) Commercial Condo Units with Parking**

On Northern Blvd (9 spaces at \$60,000 each) and storage units (\$330,000); available individually or as a \$4,250,000 package

#2

### **New Construction**

Mixed-use building offering passive income with minimal ownership responsibilities

#3

### **Stabilized Income**

Two of three units leased to long-term tenants; community facility unit delivered vacant

#4

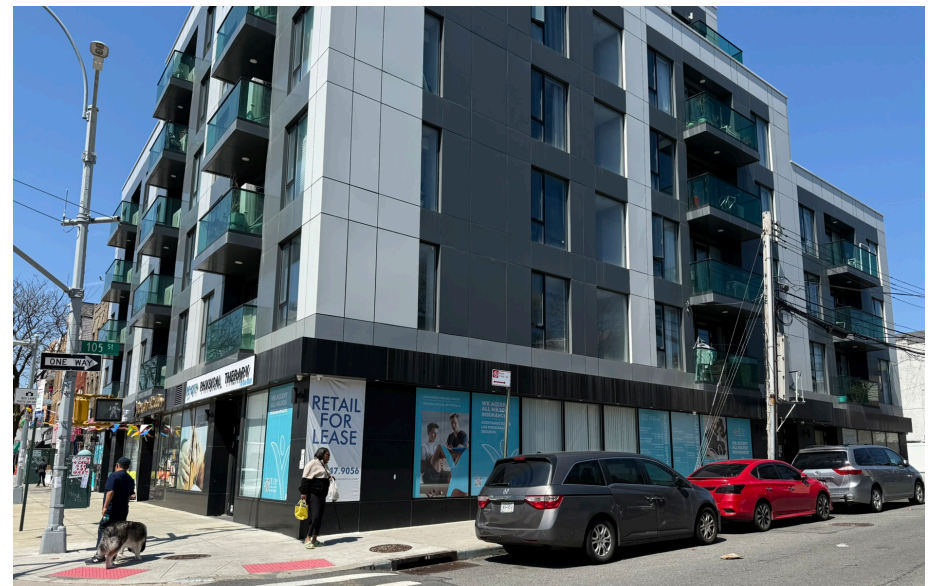
### **ICAP Abatement**

24 years remaining, expiring in 2048

#5

### **Prime Location**

~30,000 AADT, access to multiple bus lines, and a dense residential population



## PROPERTY OVERVIEW



UNIT C1



UNIT C2



UNIT C4



UNIT CF1

### PROPERTY INFORMATION

Address	32-58 105th Street, Corona, NY 11368			
County	Queens			
Location	Located on the northwest corner of Northern Boulevard and 105th Street.			
Unit No.	<b>C1</b>	<b>C2</b>	<b>C4</b>	<b>CF1</b>
Block	1699	1699	1699	1699
Lot	1003	1004	1006	1007
Unit Type	Retail Condo	Retail Condo	Retail Condo	Community Facility Condo
Unit Status	Occupied	Occupied	Occupied	Vacant

### FINANCIAL SNAPSHOT

Price	<b>\$1,380,000</b>	<b>\$830,000</b>	<b>\$870,000</b>	<b>\$725,000</b>
Capitalization Rate	<b>6.75%</b>	<b>7.00%</b>	<b>6.75%</b>	-
Tenant	PT of The City	Beauty Elegance	Total Wireless	Vacant
Unit SF	1,603	1,008	1,312	1,234
Lease Expiration	7/31/34	9/30/34	6/30/34	-
Net Operating Income	\$93,180	\$58,206	\$58,848	-
Annual Rent	\$96,000	\$60,000	\$66,780	-
Real Estate Taxes (24/25 w ICAP)	\$2,820	\$1,794	\$2,304	\$2,168
Common Charges	\$6,888	\$4,380	\$5,628	\$5,292
Lease Type	MG - Tenant pays CC	MG - Tenant pays CC	Gross	-



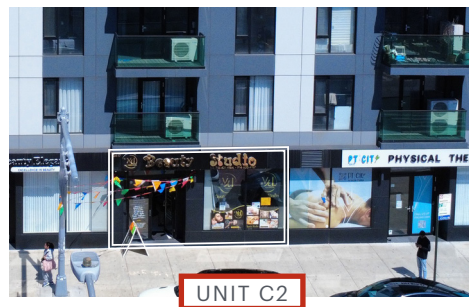
32-58 105TH STREET  
FOR SALE

RETAIL MAP





## PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

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