

## Agent Full 1 Page

**13340 37th Avenue, Flushing, New York 11354**

MLS#: **875158**  
Status: **Active**

Prop Type: **Commercial Sale**  
Sub Type: **Multi Family**

Price: **\$4,990,000**  
DOM: **115**



City/Township: **New York**  
Post Offc/Town: **Flushing**  
Yr Built: **2004**  
Property Cond: **Actual**  
Building Name:  
Waterfront: **No**

County: **Queens**  
Stories in Bldg: **4**  
Sqft Total: **4,944 Public Records**  
Acre(s): **0.03**  
Lot Size SqFt: **1,515**

### Public Remarks

Prime Mixed-Use Investment Opportunity in the Heart of Flushing — a rarely available mixed-use building located in one of the most dynamic and fast-growing corridors of Downtown Flushing. This fully occupied (except for the basement, currently vacant and ready for a promising new tenant) property presents a stable, income-producing asset with long-term upside potential. Basement: Vacant and ready for lease — ideal for a tenant with growth potential seeking to tap into the high-traffic Flushing market. 1st Floor: popular, well-established dessert restaurant with strong brand recognition and consistent rental income. 2nd Floor: Leased to an office tenant who has maintained a long-term relationship with the landlord — providing dependable revenue. 3th & 4th Floors: Each level features a spacious 3-bedroom, 2-bath residential unit with excellent rental income potential in a high-demand neighborhood. This property is low-maintenance and easy to manage, making it ideal for both seasoned investors and those looking for a hands-off, stable return. Positioned in a rapidly developing section of Flushing, this is a perfect opportunity to collect rent while the neighborhood continues to thrive and appreciate. Don't miss your chance to secure a solid asset in one of Queens' most vibrant commercial and residential hubs.

### Community/Association

#### Property/Tax/Legal

Tax ID#: **04972-0034**  
Permitted Uses:  
Property Attchd: **Yes**

Taxes Annual: **\$42,754.64**  
Assessed Value: **\$403,650**

Tax Year: **2024**  
Tax Source: **Municipality**  
# of Lots:

#### Agent/Broker Info

List Office: **Keller Williams Rlty Landmark (KEWL01)**  
Office Phone: **718-475-2700**

List Agent: **King Hong Chin (121868)**   
Contact #: **917-667-5211**  
LA Email: **jchin@kw.com**

### Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent**  
Showing Instructions: **24-48 Hours Notice Thought L/A**

Showing Contact Ph:  
Showing Contact 2 Ph:

### Listing/Contract Info

Seller to Consider Concession:  
List Date: **06/09/2025** CDOM: **115**  
On Market Date: **06/09/2025**  
Contract Date:  
Listing Agreement: **Exclusive Agency**  
Special Listing Conditions: **None**  
Disclosures: **None**

Concession Amount Considered:  
Owner Name: **133-40 37TH AVENUE LLC**  
Expiration Date: **03/09/2026**  
Contract Price:  
Orig List Price: **\$5,600,000**

Negot Thru: **Listing Agent**  
\$/SqFt: **\$1,009.30**

Agent Only Remarks: **Prime Mixed-Use Investment Opportunity in the Heart of Flushing — a rarely available mixed-use building located in one of the most dynamic and fast-growing corridors of Downtown Flushing. This fully occupied (except for the basement currently vacant and ready for a promising new tenant) property presents a stable, income-producing asset with long-term upside potential. This property is low-maintenance and easy to manage, making it ideal for both seasoned investors and those looking for a hands-off, stable return. Positioned in a rapidly developing section of Flushing, this is a perfect opportunity to collect rent while the neighborhood continues to thrive and appreciate. Don't miss your chance to secure a solid asset in one of Queens' most vibrant commercial and residential hubs.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.