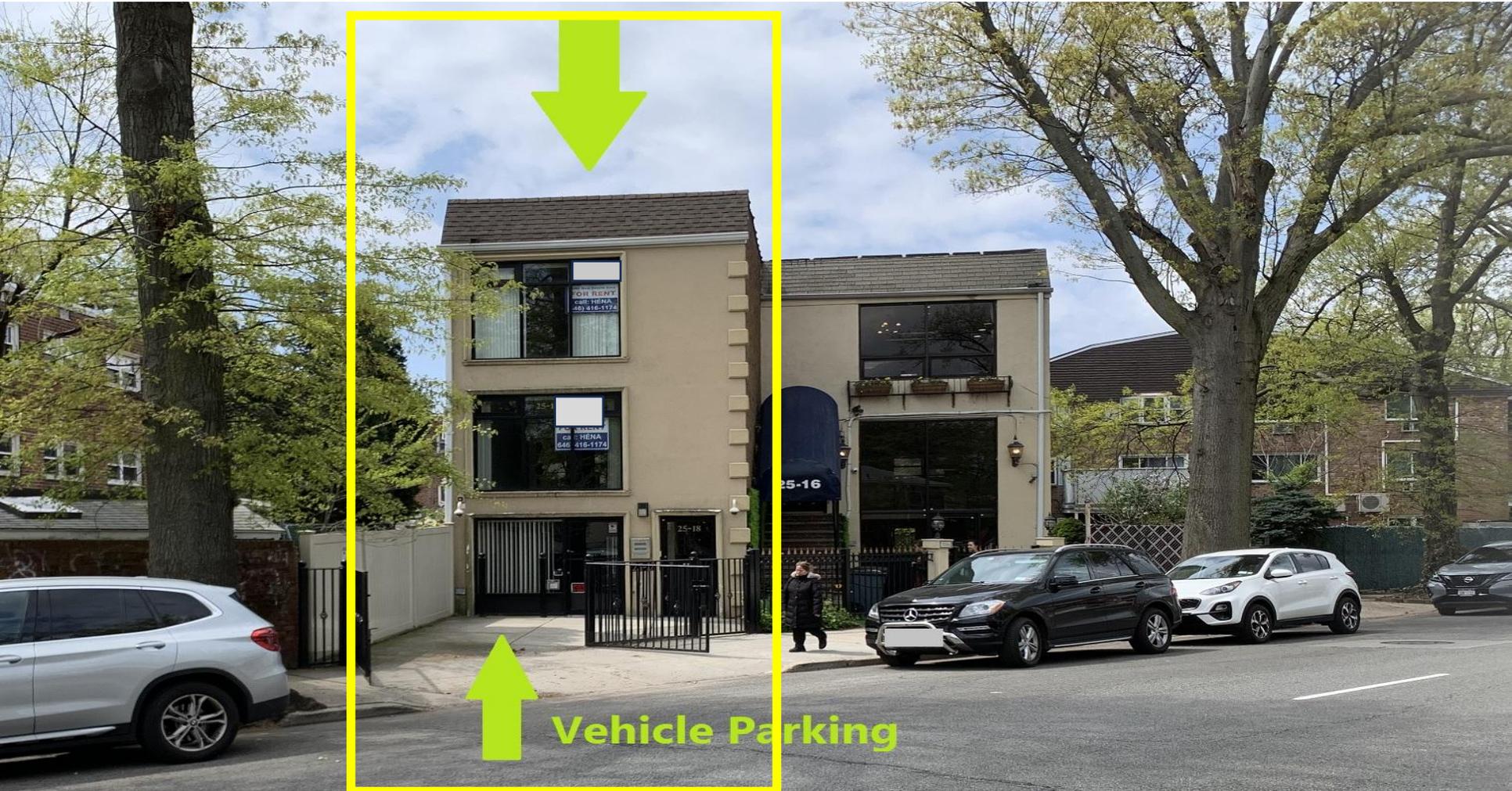


Exclusive: Building for SALE: 25-18 Francis Lewis Blvd, Flushing NY 11361

DoB approved for Residential conversion



SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER
HENA@SOLOREALESTATECORP.COM
646.416.1174



**2518 Francis Lewis Blvd,
Flushing, NY 11361**

EXCLUSIVE: For SALE.
Conveniently located on the border of Whitestone and Bayside, Queens, NY. 3-story building. Each level is 1,000 SF. Separate utility meters. Investment, occupier or redevelopment opportunity. Currently fully leased to 2027, with financially sound tenants. Excellent location, close proximity to Whitestone Expressway, Throgs Neck Bridge, Whitestone Bridge, Cross Island Parkway, Grand Central, Van Wyck Expwy...First floor delivered vacant.

Residential Conversion option available and approved. Upside.
Contact exclusive broker for viewing.
Hena 646-416-1174.
Solo Real Estate Corp
Corporate Broker Lic.

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HIGHLIGHTS:

Block/Lot: 4914/16
Building SF: 3,081
3-Story commercial building for sale.
+/-1,000 SF per floor, total 3,081 SF.
1 Parking
Rear yard space, enclosed.
Fully occupied to 2027.
Ground floor community facility, upper levels professional offices.
Real Estate Tax: \$25,682.52
Possible to convert to residential, consult an independent architect.

Lot dimension 24.8*87
Zoning: R4, grandfather.
Separate meters, 3. One per floor.
6 Split unit HVAC, 2 per floor.
3 baths, 3 kitchenettes. One per floor.
Full floor windows, sunny.

Price: ~~\$1,725,000~~-\$1,688,000

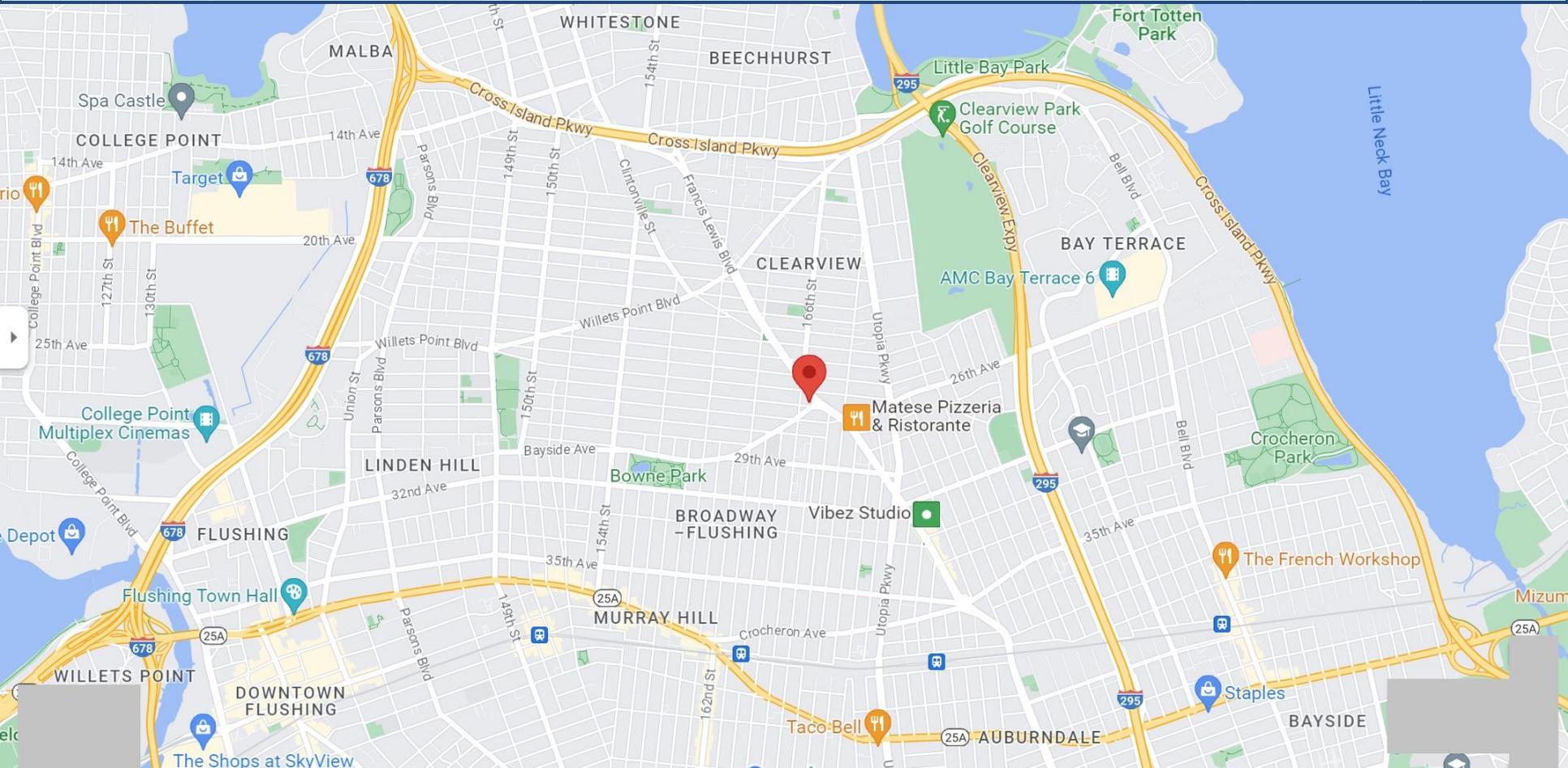
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



1ST FLOOR OFFICE



Projected Income:		PROJECTED ANNUAL RENT	MONTHLY RENT	PROJECTED MONTHLY RENT	Tax Increase	Annual Inc	Expiration
UNIT	GROSS SF +/-						
Ground FL	1000	\$34,500	\$2,875	\$2,875	33%	\$0	2/15/2027
2 & 3 FL	1000/1000	\$67,200	\$4,429	\$5,600	66.60%	3%	7/30/2027
1 PARKING		\$4,200		\$350			Vacant
GROSS INCOME:		\$105,900		\$8,825	\$25,682.52		
NET INCOME:		\$80,217				4.65%	





**3RD
FLOOR
OFFICE**



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2nd
Floor