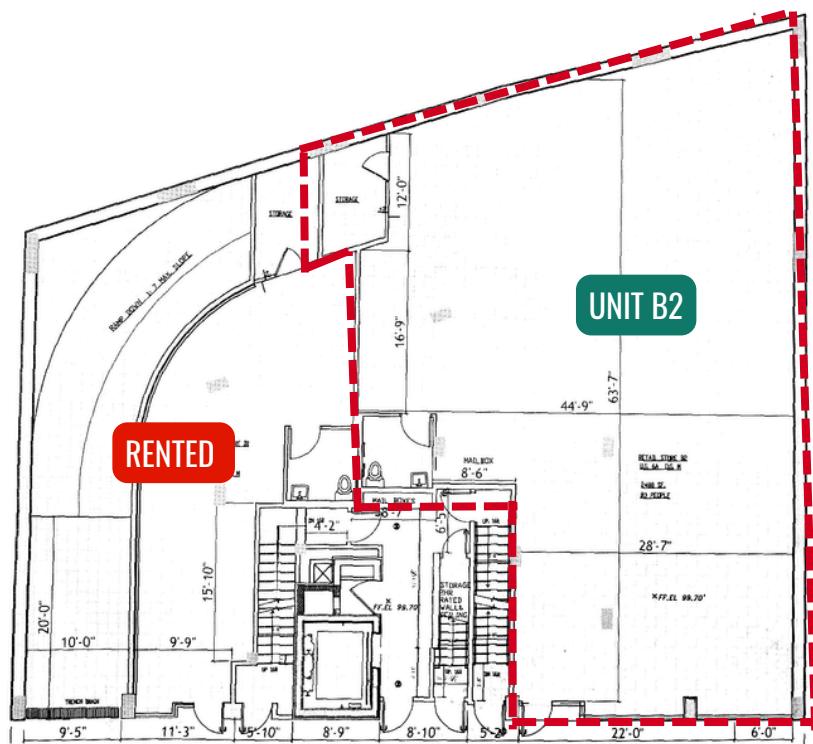


WOOD-SIDE



Add: 43-20 52ND ST
WOODSIDE, NY 11377

● BRAND NEW
COMMERCIAL CONDO
WITH 15 YEARS ICAP



B1 RETAIL
B2 RETAIL

GROUND FLOOR
(STOREFRONT RETAIL)

**845 SF
RENTED**
WITH 5 YEARS LEASE
(STABLE INCOME)

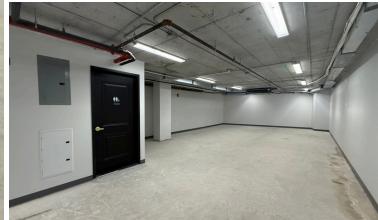
**3010 SF
ASKING RENT-
\$9,800/M**

PACKAGE SALE (2 UNITS)
TOTAL 3,855 SF (B1,B2)
ASKING PRICE

\$2,990,000

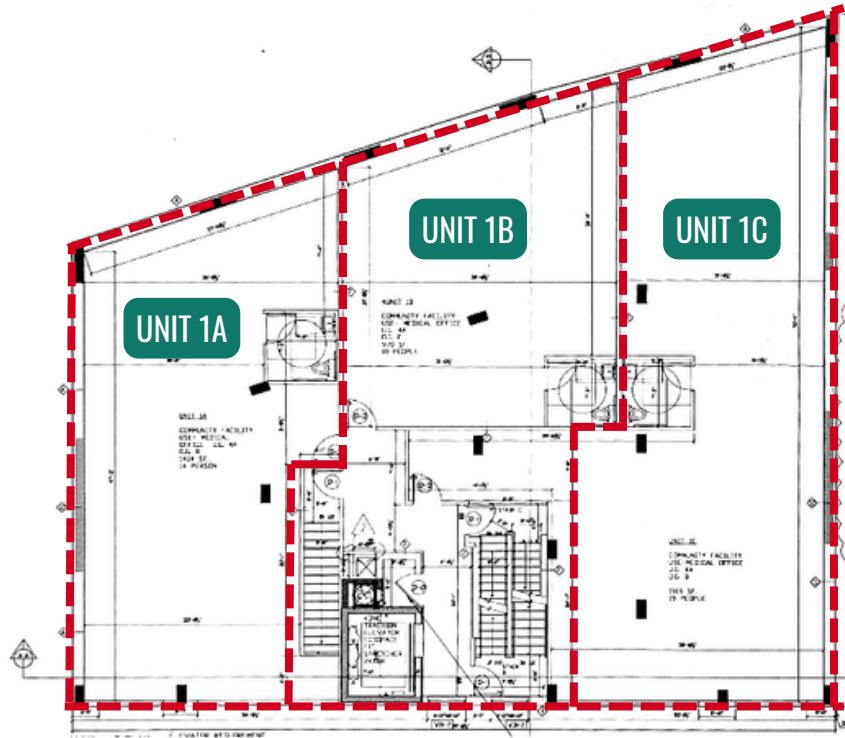
*CAN BE PURCHASE SEPARATELY
- PRICE UPON REQUEST

BOTH UNITS OFFER PRIVATE ADA-COMPLIANT
RESTROOMS, INDIVIDUAL UTILITY METERS, AND FULL
SPRINKLER COVERAGE, HVAC INSTALLED



PURCHASE TWO GROUND-FLOOR RETAIL CONDO UNITS
TOTALING 3,855 SQUARE FEET IN A NEWLY CONSTRUCTED
RETAIL CONDO ON BUSTLING 52ND STREET IN WOODSIDE.
THIS PACKAGE INCLUDES **UNIT B1, AN 845 SF SPACE**
THAT IS CURRENTLY LEASED AND GENERATING RENTAL
INCOME, AND UNIT B2, A SPACIOUS 3,010 SF UNIT
DELIVERED VACANT—IDEAL FOR AN END-USER OR
INVESTOR. THE UNIT CAN BE PURCHASE/ LEASE AS
PACKAGE SALE OR SEPARATELY.

SECOND FLOOR
(COMMUNITY FACILITY)



*THE SPACE CAN BE LEASE
SEPARATELY OR TOGETHER

1A
CF

1700 SF
ASKING RENT
\$4,500/M

1B
CF

1175 SF
ASKING RENT
\$3,000/M

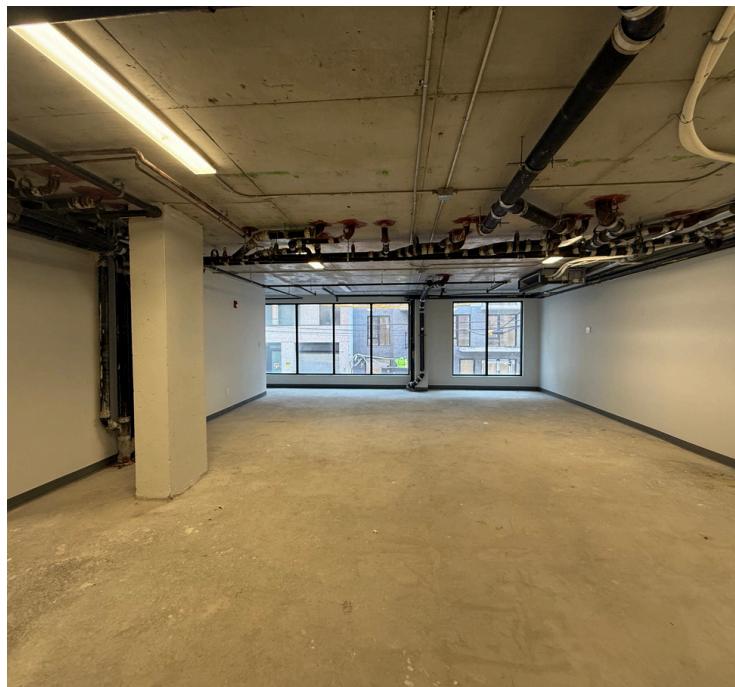
1C
CF

2,322 SF
ASKING RENT
\$6,000/PSF

PACKAGE SALE (3 UNITS)
TOTAL 5,197 SF (1A,1B,1C)
ASKING PRICE

\$2,990,000

*CAN BE PURCHASE SEPARATELY
- PRICE UPON REQUEST



BOTH UNITS OFFER PRIVATE ADA-COMPLIANT
RESTROOMS, INDIVIDUAL UTILITY METERS, AND FULL
SPRINKLER COVERAGE, HVAC INSTALLED

5,197 SF OF COMMUNITY FACILITY / OFFICE SPACE ON THE 2ND FLOOR OF A BRAND-NEW MIXED-USE BUILDING, DIVISIBLE INTO THREE VERSATILE UNITS: **UNIT 1A (1,700 SF)**, **UNIT 1B (1,175 SF)**, AND **UNIT 1C (2,322 SF)**—IDEAL FOR MEDICAL OFFICES, URGENT CARE, SCHOOLS, OR DAY CARE, PROFESSIONAL SERVICES. **THE UNIT CAN BE PURCHASE/ LEASE AS PACKAGE SALE OR SEPARATELY, .**



PRIME LOCATION

THE PROPERTY ENJOYS EXCELLENT STREET VISIBILITY AND HIGH FOOT TRAFFIC ALONG 52ND STREET, SITUATED BETWEEN ROOSEVELT AVENUE AND QUEENS BOULEVARD—JUST STEPS FROM THE 52ND STREET STATION ON THE 7 TRAIN AND MULTIPLE MAJOR BUS ROUTES (Q60, Q32, Q104). SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS AND NEW DEVELOPMENTS, AND WITH CONVENIENT ACCESS TO THE LIE, BQE, AND QUEENSBORO BRIDGE, THIS LOCATION OFFERS EXCEPTIONAL LONG-TERM VALUE AND GROWTH POTENTIAL FOR A WIDE RANGE OF COMMERCIAL USES.



Listing Agent

Barbie Li

Lic. R.E Broker

Team Leader of BLT

Team Mentor of B2STARS

Schedule a Showing

Email us at info@barbieliteam.com

More information

please call at **646-889-9988**

ADD OUR WECHAT ACCOUNT



Barbiebroker  [@barbie_li_ny_broker](https://www.instagram.com/barbie_li_ny_broker)



B · SQUARE REALTY 盛世地產

T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354
COMING SOON 800 Northern Blvd, Great Neck, NY 11021

 **BARBIE LI**
REAL ESTATE TEAM

ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

