



118-18 101st Ave  
RICHMOND HILL, NY 11419  
OFFERING MEMORANDUM

118-18 101ST AVE  
RICHMOND HILL, NY 11419

EXCLUSIVELY PRESENTED BY:



**AVNISH KUMAR**

R.E. Broker

Mobile: 9179579969

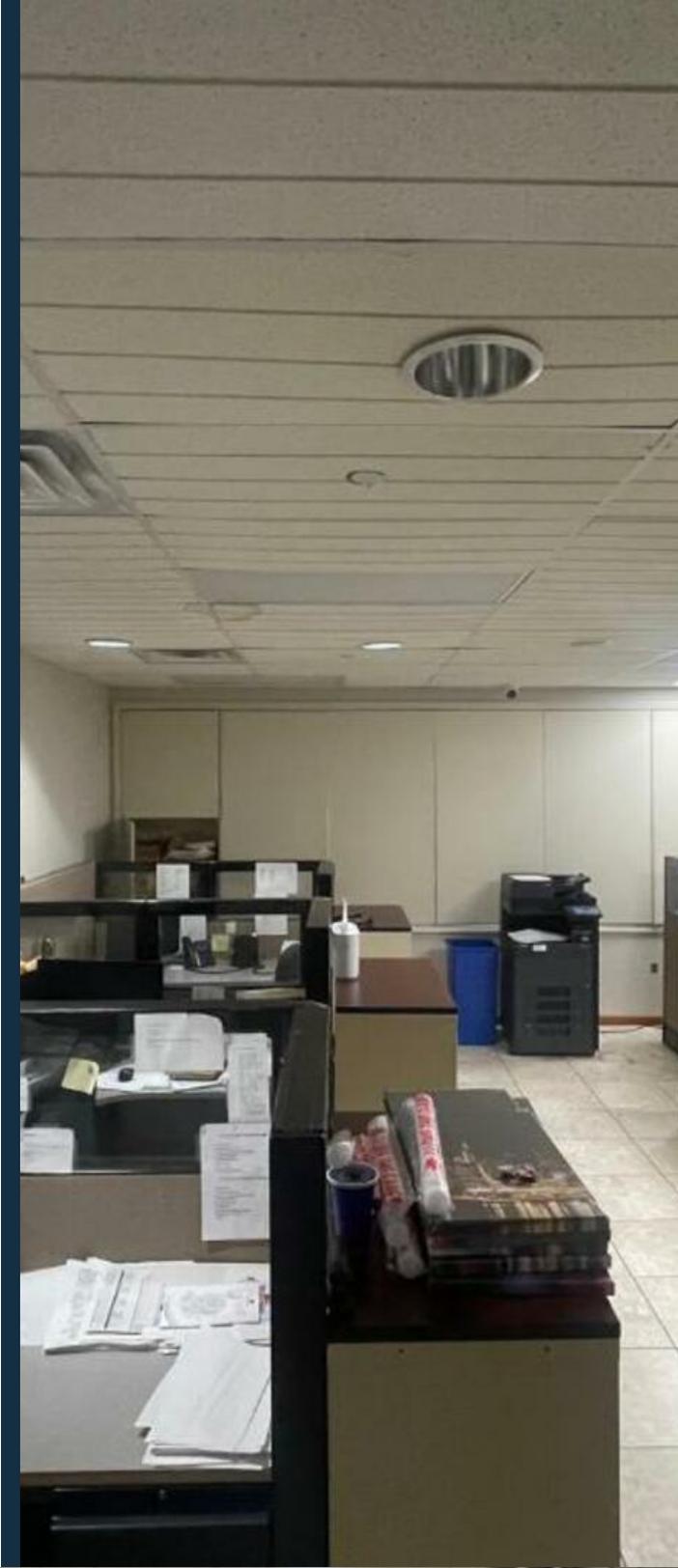
[raj@visionrealestateny.com](mailto:raj@visionrealestateny.com)

License #: 10491209469

**VISION REAL ESTATE NY  
LLC**

650 South Broadway  
Hicksville, NY 11801

Office: 718-480-1231  
[www.visionrealestateny.com](http://www.visionrealestateny.com)



# INVESTMENT SUMMARY

VISION REAL ESTATE NY LLC is pleased to present 118-18 101 Ave, Richmond Hill, a 7,700 SF office / apartment building in Richmond Hill, NY. consists of a 3 story multi-tenant office building situated on approximately 2000sqft completely gut renovated in 2004. The building is currently occupied by 4 tenants, providing an excellent opportunity to add value through leasing as 1st floor will be delivered vacant. The Property is ideally-located on Lefferts Blvd. & 101 Ave, Richmond Hill, heavy foot traffic, with quick access to highways and numerous nearby amenities.



# PROPERTY SUMMARY

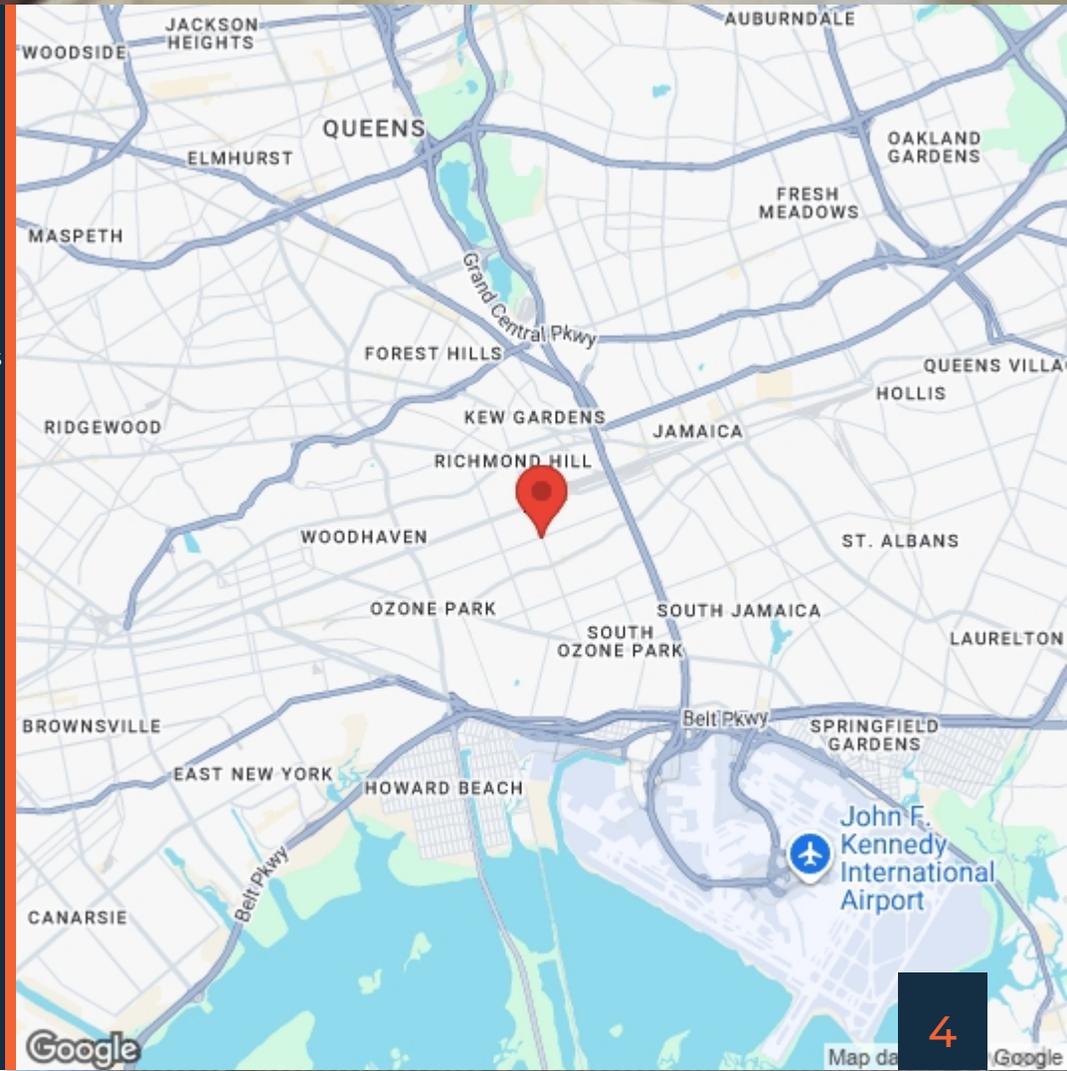
Offering Price	\$2,599,000.00
Building SqFt	7,700 SqFt
Year Built	2004
Lot Size (SF)	2,070.00 SqFt
Zoning Type	C2-3, R6B
County	queens
Frontage	20.00 Ft
Coordinates	40.6897277, -73.826079





## INVESTMENT HIGHLIGHTS

- The space itself features ample natural light, expansive floor-to-ceiling windows, and workspaces with heavy foot traffic, close to transportation that will be convenient to your clients.
- With floorplates offering multiple orientations for private offices and each office space promotes an incomparable working experience that is defined by serenity, sophistication, and comfort.





# LOCATION HIGHLIGHTS

- Easy access, close to transportation and on-site parking make for an easy commute in an ultra-walkable area.
- Minutes from [major highway](#) and a short distance to [Airport](#), [public transportation](#), [heavy foot traffic](#).



# RENT ROLL

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$2,599,000.00
In Place NOI	\$(55,200.00)
In Place Cap Rate	-2.12%
Year 1 NOI	\$(55,200.00)
Year 1 Cap Rate	-2.12%

## GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	02/16/2026

## EXPENSE BREAKDOWN

Property Insurance	\$4,200.00
Property Tax	\$51,000.00
<b>Total Expenses</b>	<b>\$55,200.00</b>



# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
OPERATING EXPENSES		
PROPERTY TAX	\$51,000.00	\$51,000.00
INSURANCE	\$4,200.00	\$4,200.00
TOTAL OPERATING EXPENSES	\$55,200.00	\$55,200.00
NET OPERATING INCOME	\$(55,200.00)	\$(55,200.00)
CAP RATE	-2.12%	-2.12%



**Omni Realty**  
Buy - Sell - Rent  
718-441-4800

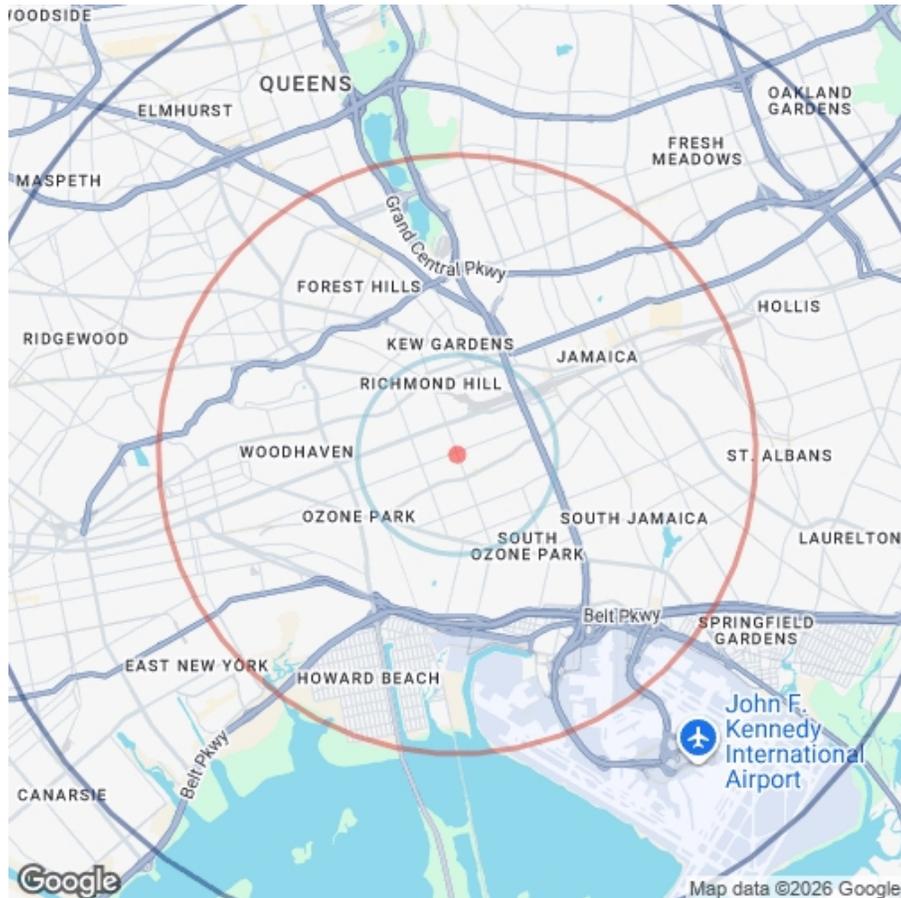
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*Villa Pura*

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	111,991	651,427	1,693,231
2010 Population	109,472	662,858	1,716,577
2025 Population	108,682	705,655	1,819,590
2030 Population	106,603	703,190	1,807,904
2025-2030 Growth Rate	-0.39 %	-0.07 %	-0.13 %
2025 Daytime Population	90,756	577,222	1,453,297

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,378	23,119	69,790
\$15000-24999	1,507	13,305	40,625
\$25000-34999	2,026	15,247	41,175
\$35000-49999	2,856	22,491	61,181
\$50000-74999	4,437	33,927	91,715
\$75000-99999	4,235	28,614	75,391
\$100000-149999	6,547	42,928	106,816
\$150000-199999	3,653	25,565	62,271
\$200000 or greater	4,875	34,085	78,153
Median HH Income	\$ 91,603	\$ 83,535	\$ 77,348
Average HH Income	\$ 118,546	\$ 113,000	\$ 104,731



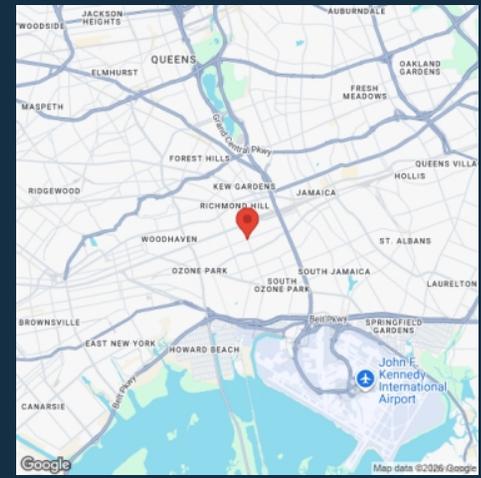
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	31,870	221,341	568,562
2010 Total Households	30,562	222,234	575,659
2025 Total Households	32,514	239,297	627,164
2030 Total Households	32,289	241,096	630,259
2025 Average Household Size	3.32	2.9	2.86
2025 Owner Occupied Housing	14,346	103,671	236,923
2030 Owner Occupied Housing	14,461	105,076	240,339
2025 Renter Occupied Housing	18,168	135,626	390,241
2030 Renter Occupied Housing	17,828	136,020	389,919
2025 Vacant Housing	1,800	15,808	40,358
2025 Total Housing	34,314	255,105	667,522

CITY OF RICHMOND HILL

AREA

POPULATION

## ABOUT RICHMOND HILL



# CONFIDENTIALITY STATEMENT

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE  
DETAILS.**

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