



ASKING PRICE:
\$3,800,000
 4-STORIES

HIGHLIGHTS

- High-demand rental area with strong foot traffic and convenient transportation
- Stable medical tenant + residential mix
- Mixed-Use Asset:
 - 1 Medical Office (Ground Floor)
 - 7 Residential Units (All 1BR)
 - Rooftop Telecommunications Lease
 - Diversified & stable income streams
- Efficient layout, easy management
- All Electrical and Gas Meter Separated
- Strong rental demand in Corona / Flushing

BUILDING/LOT INFO

Neighborhood	North Corona
Zip Code	11368
Block/Lot	1770/20
Lot Dimensions	25 x 100 ft
Years Built	2012
Zoning	- X
Stories	4 story walk up
Units	8
NYC Square Footage	6,495
Calc Square Footage	5,233
NOI	\$244,130.00
Cap Rate	6.42%



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物业亮点

- 位于 Queens Corona / Flushing 核心区域，租赁需求旺盛、人流量大、交通便利
- 混合用途投资物业 (Mixed-Use)
- 一层：医疗办公室 (稳定租户)
- 7套住宅 (全部为1房单位)
- 屋顶：电信基站租约
- 收入来源多元且稳定
- 投资优势
- 医疗 + 住宅组合，现金流稳定
- 屋顶租约提供额外收入
- 户型布局高效，易于管理
- 水电煤表全部独立
- Corona / Flushing 区域租赁需求强劲

BUILDING/LOT INFO

- 区域：North Corona
- 邮编：11368
- 地块：1770 / 20
- 土地尺寸：25 × 100 ft
- 建造年份：2012年
- 楼层：4层 (Walk-up)
- 单位数：8户
- 建筑面积：6,495 sqft
- 可计算面积：5,233 sqft

财务概览 (Financial Summary)

- 年总收入 (Gross Income)：\$270,704
- 年运营费用 (Expenses)：\$26,570
- 年净运营收入 (NOI)：\$244,134
- 投资回报率 (Cap Rate)：6.42%
- 低运营成本 + 高净收益