

136-20 CHERRY AVE FLUSHING, NY 11354

2016-BUILT ELEVATOR MIXED-USE BUILDING



EXCLUSIVE LISTING AGENT

Li (Barbie) Li

Licensed R.E. Broker

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B · SQUARE REALTY 盛世地產

T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354

B2 | COMMERCIAL
DIVISION

136-20 CHERRY AVE

FLUSHING, NY 11354

FOR SALE

PROPERTY OVERVIEW



BLOCK & LOT
LOT AREA
BUILDING AREA
BUILDING CLASS

YEAR BUILT
NO. OF STORIES
UNIT LAYOUT

R.E. TAX(22/23)

4-05141-0049
3,600 SQ FT (40 FT X 90 FT) CORNER LOT
9,934 SQ FT (90 FT X 31 FT)
ELEVATOR APARTMENT BUILDING: (4)CF + (8)RESIDENTIAL UNITS
2016
5 STORIES
CELLAR + 1FL: COMMUNITY FACILITIES
2FL-5FL: (5)ONE-BED, (2)TWO-BED,(1)DUPLEX
\$17,039.20 WITH 421A TAX ABATEMENT

B SQUARE REALTY has been retained on an exclusive basis to market for sale, 136-20 Cherry Ave, a 5-story brick mixed-use building in Flushing. Built in 2016, this elevator building consists of 4 community facilities and 8 residential units. All residential units are currently tenant occupied and the 4 units of community facilities will be delivered vacantly. The building is eligible for a 15-years 421-A Tax abatement. The property is situated at a corner lot, only one block from Main St and Queen Botanical Gardens, it is near all the best restaurants, shops and convenient lifestyle Flushing has to offer. The nearby rental market is HOT, very low vacancy rate, and easy to maintain! Great investment opportunity or 1031 exchange opportunity,

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SALE HIGHLIGHT



PRIME FLUSHING LOCATION, 0.6 MILE TO 7 TRAIN & LIRR STATION, ONE BLOCK TO MIAN ST AND QUEENS BOTANICAL GARDEN. 5 MINUTES DRIVE TO LOND ISLAND EXPRESSWAY.



THE COMMUNITY FACILITY UNITS ON THE GROUND FLOOR & BASEMENT WILL BE DELIVERED VACANT.



THE BUILDING WAS NEWLY BUILT IN 2016 AND WELL MAINTAINED. 15-YEAR TAX ABATEMENT. HASSLE-FREE INVESTMENT OPPORTUNITY.



ALL UNITS SUB-METERED, TENANT IS RESPONSIBLE FOR THEIR OWN UTILITY BILL.

OFFERING AT \$4,990,000

136-20 CHERRY AVE

FLUSHING, NY 11354

FOR SALE

FINANCIAL INFO

INCOME			
UNIT	STATUS	PER MONTH	PER YEAR
BA - CF	DELIVER VACANT	\$1,600	\$19,200
BB - CF	DELIVER VACANT	\$1,100	\$13,200
1A - CF	DELIVER VACANT	\$2,100	\$25,200
1B - CF	DELIVER VACANT	\$2,200	\$26,400
2A - 2B1B	LEASED	\$2,000	\$24,000
2B - 1B1B	LEASED	\$1,800	\$21,600
3A - 1B1B	LEASED	\$1,500	\$18,000
3B - 1B1B	LEASED	\$1,450	\$17,400
3C - 1B1B	LEASED	\$1,850	\$22,200
4A - 1B1B	LEASED	\$1,600	\$19,200
4B - DUPLEX	LEASED	\$2,950	\$35,400
4C - 2B1B	LEASED	\$2,000	\$24,000
TOTAL		\$22,150	\$265,800

EXPANSE			
ELEVATOR		\$326.60	\$3,919.20
FIRE EXAM		\$98.00	\$1,176.00
ELECTRIC		\$380.00	\$4,560.00
CABLE		\$130.00	\$1,560.00
INSURANCE		\$375.00	\$4,500.00
R.E. TAX		\$1,419.93	\$17,039.20
CLEANING		\$400.00	\$4,800.00
TOTAL		\$3,129.53	\$37,554.40

Annual Income: \$265,800 | Annual Expanses: \$37,554.4

• CURRENT NOI: \$228,245.6

