

# FOR SALE



## 98-15 34th Avenue & 33-54 99th Street Flushing, NY 11368

TWIN BUILDINGS WITH A TOTAL  
OF 24,480 SF COMBINED

# \$8,000,000



## Property Information

**Property Address:** 98-15 34th Avenue & 33-54 99th Street, Flushing, NY 11368

**Location:** On the Corner of 34th Avenue and 99th Street

**Block & Lots:** 1713 / 33 & 36

**Zoning:** R5A

**FAR:** 1.1 for Residential, 2 for Community Facility

**Lot Dimensions:** 40 x 100 Each, 80 x 100 Combined

**Building Size:** 24,480± SF

**Number of Units:** 32 (16 Units Per Each Building)

**Stories:** 4

**Year Built:** 1927

**Income:** Actual \$ 544,250.16      Projected \$662,662.67

**Expense:** Actual \$ 203,003.92      Actual \$ 203,003.92

**NOI:** Actual \$ 341,246.24      Projected \$ 459,658.75

**Sale Price:** \$8,000,000

### PROPERTY HIGHLIGHTS:

- Solid Brick Buildings, Well Maintained
- 21 Units of 1 BR, 11 Units of 2 BR
- 30 Units are Rent stabilized, 2 Units are Rent Controlled
- 16 Units are Renovated, Roof 3 years Old, New Intercom System
- Stable Income
- Dense Population

### LOCATION DESCRIPTION:

- Convenient Location, Close to Subway Station, Shops, Restaurants, Banks, Supermarkets and Schools
- Nearby Grand Central Parkway, Van Wyck Expressway, Northern Blvd., La Guardia Airport and Shea Stadium
- #7 Subway Station on Roosevelt Ave and Junction Blvd., Bus Stations on Northern Blvd

For further information, kindly contact:

YALING (LINDA) LIN  
646.470.9066

LONG BIN (MIKE) LIN  
347.604.3214

QI (STEVEN) ZHONG  
516.545.9999



ASHFORD HOMES  
馬喬地產集團

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**KITCHEN**



**KITCHEN ISLAND**



**BATHROOM**



**LIVING ROOM**



**COMMON AREA**

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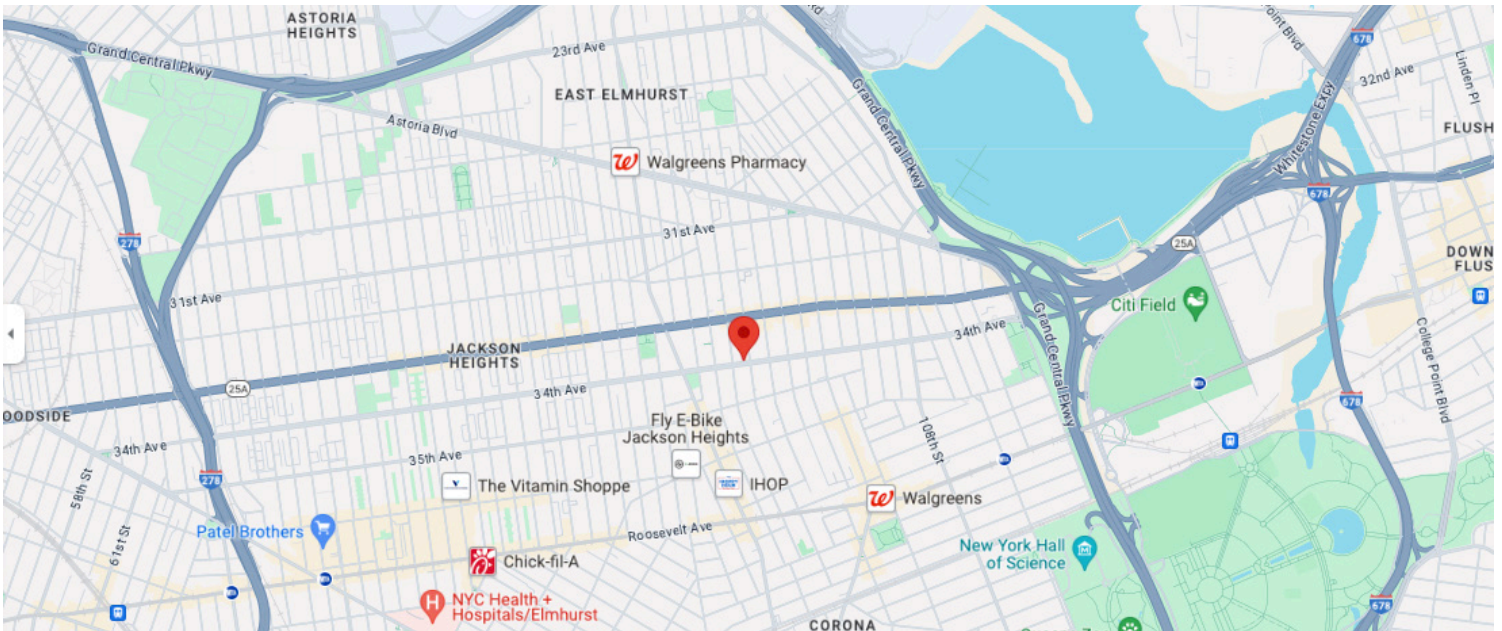
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P.S. 092 Harry T. Stewart Sr. directly across the street,  
ensuring a quick and safe commute for children



Map of transportation and nearby major retailers and facilities

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