

FOR SALE  
NEW! ASKING PRICE \$3,750,000

# 135-14 NORTHERN BOULEVARD

Flushing, NY 11354 | Queens



TWO-STORY COMMERCIAL BUILDING IN  
FLUSHING WITH OWNER-USER POTENTIAL

**RIPCO**  
INVESTMENT SALES



## INVESTMENT HIGHLIGHTS

#1

### **Prime Northern Boulevard Location**

Just off Main Street with +56,000 annual average daily traffic (AADT)

#2

### **Conveniently Located**

Steps from the 7-train and Long Island Railroad at Main St & Roosevelt Ave

#3

### **Surrounded by Luxury Condominium Projects & Highest Paying Retail Tenants in Queens**

#4

### **Property Will Be Delivered Vacant**

Providing an ideal owner-user or investment opportunity





**135-14 NORTHERN BOULEVARD  
FOR SALE**



**135-14  
NORTHERN BLVD**

**PROPERTY SUMMARY**

**THE OFFERING**

Address	135-14 Northern Boulevard, Flushing, NY 11354
Location	Located on the south side of Northern Boulevard between Main Street and Prince Street
Block	4971
Lot	29

**PROPERTY INFORMATION**

Gross Lot SF	2,368 SF (approx.)
Lot Dimensions	32' x 70' (irr.)
Stories	2 plus lower level
Building SF	4,400 SF (approx.)
Building Dimensions	32' x 70' (irr.)

**ZONING INFORMATION**

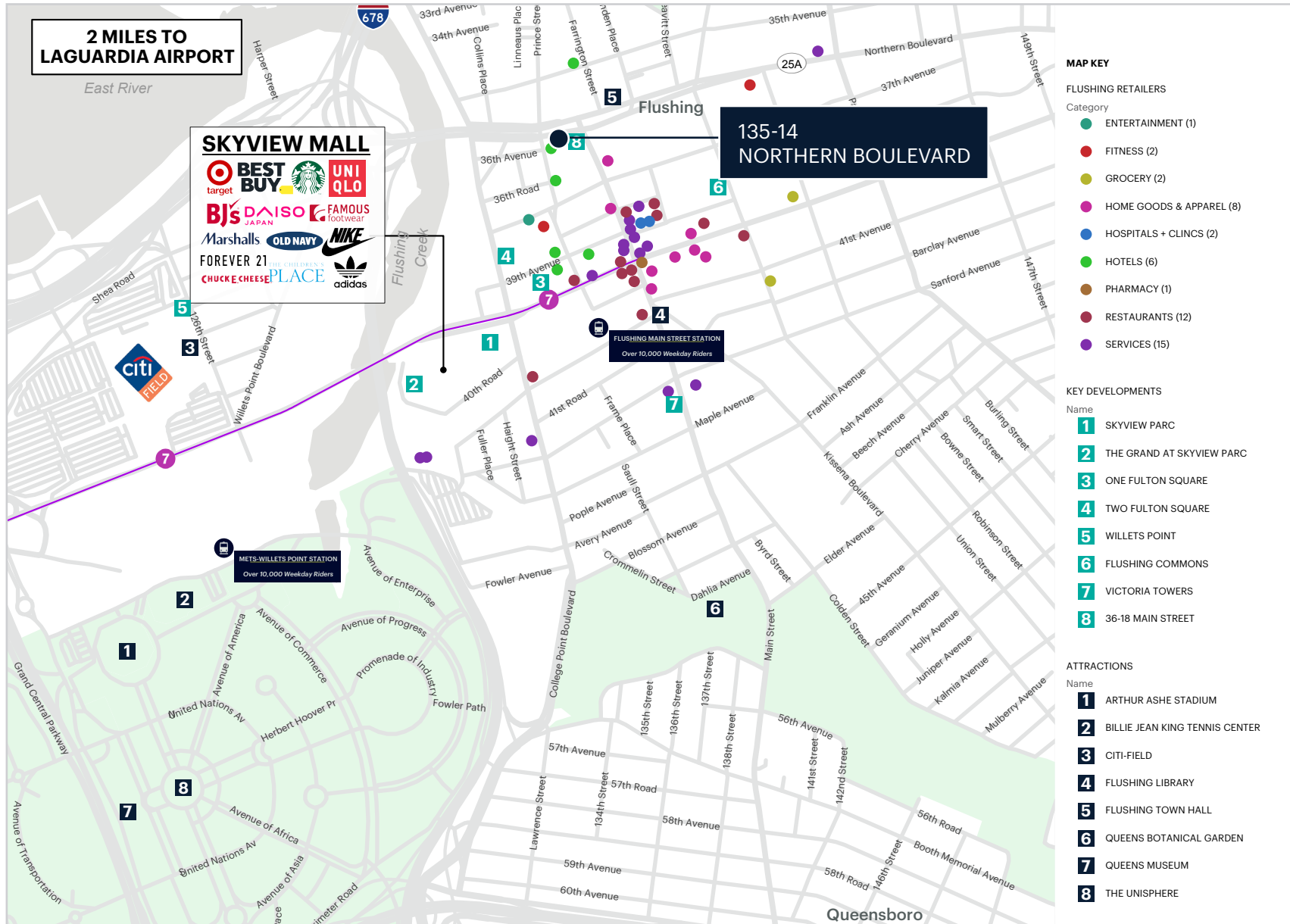
Zoning	C4-3
Commercial FAR (As-of-Right)	3.40
Buildable SF (As-of-Right)	8,051 SF (approx.)
Community Facility FAR	4.80
Community Facility / Total BSF	11,366 SF (approx.)
Less Existing Structure	(4,400) SF (approx.)
Available Air Rights	6,966 SF (approx.)

**NYC FINANCIAL INFORMATION**

Assessment (23/24)	\$353,250
Tax Rate	10.6460%
Taxes (23/24)	\$37,607
Tax Class	4

**135-14 NORTHERN BOULEVARD  
FOR SALE**

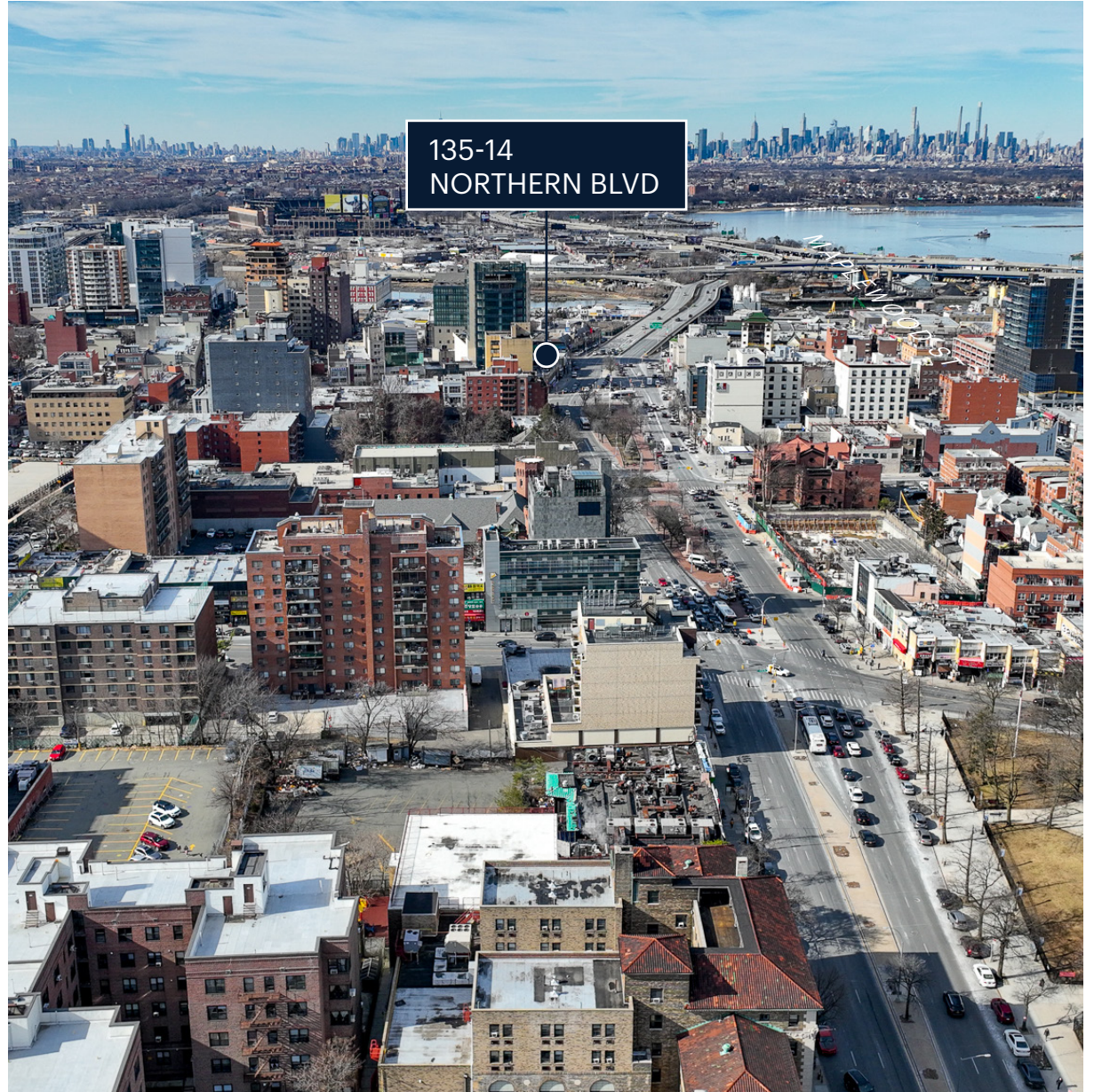
# SURROUNDING AREA MAP





135-14 NORTHERN BOULEVARD  
FOR SALE

# PROPERTY PHOTOS





# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

### STEPHEN R. PREUSS SR.

srp@ripcony.com  
718.663.2639

### KEVIN LOUIE

klouie@ripcony.com  
718.663.2642

### ERIC DELAFRAZ

edelafranz@ripcony.com  
718.663.2653

### EVAN SCHUCKMAN

eschuckman@ripcony.com  
212.750.0667

## FOR FINANCING INQUIRIES:

### ADAM HAKIM

ahakim@ripcony.com  
646.290.2011

### JAMES MURAD

jmurad@ripcony.com  
646.290.2012