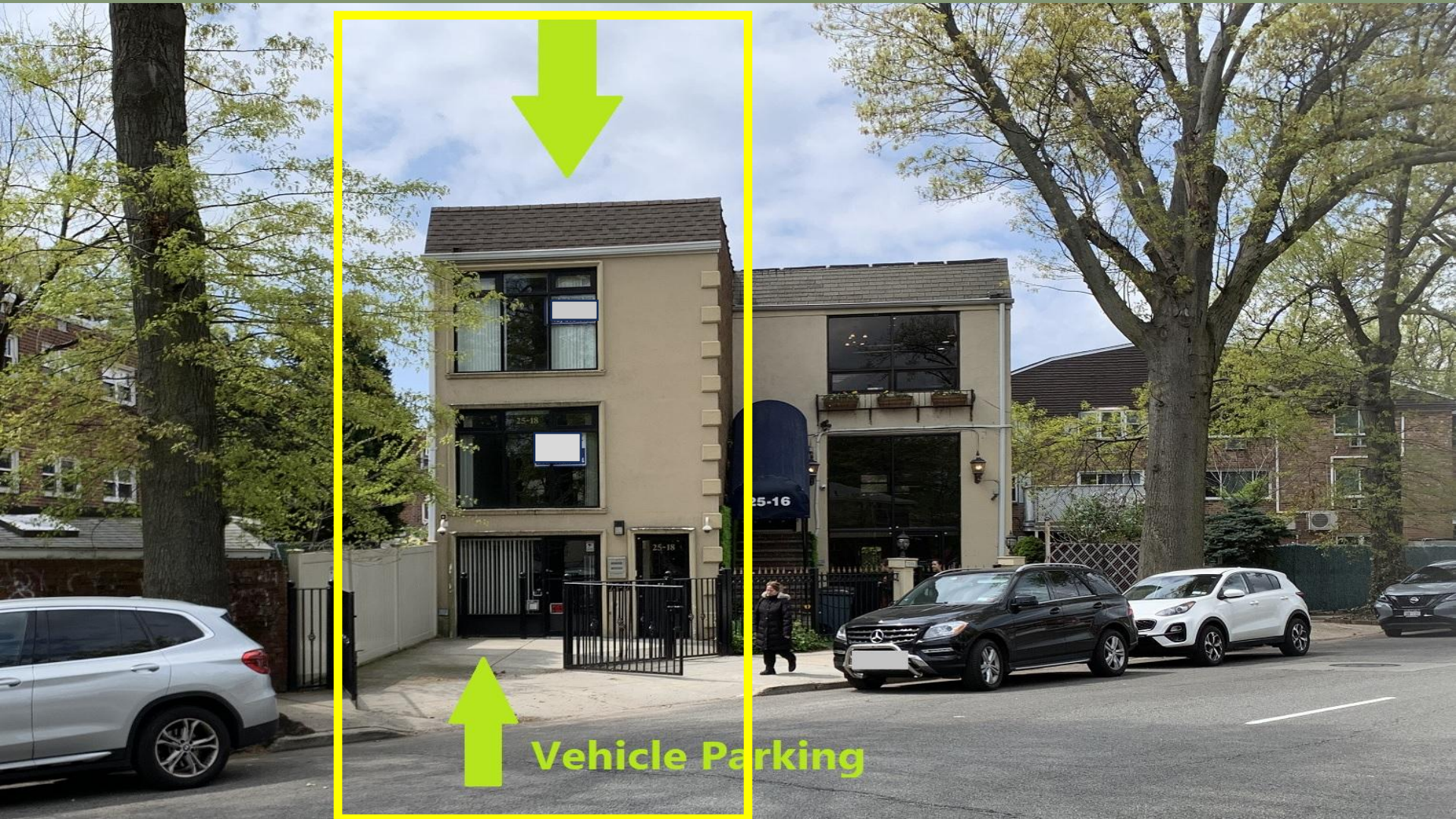


# Exclusive: Building for SALE: 25-18 Francis Lewis Blvd, Flushing NY 11361



SOLO REAL ESTATE CORP

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646.416.1174





## 2518 Francis Lewis Blvd, Flushing, NY 11361

**EXCLUSIVE:** Office building for sale. Conveniently located on the border of Whitestone and Bayside, Queens, NY. 3-story building. Each level is 1,000 SF. Separate utility meters. Excellent location, close proximity to Whitestone Expressway, Throgs Neck Bridge, Whitestone Bridge, Cross Island Parkway, Grand Central, Van Wyck Expwy...First floor delivered vacant.

**Contact exclusive broker for viewing.**

**Hena 646-416-1174.  
Solo Real Estate Corp  
Corporate Broker Lic.**

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### **HIGHLIGHTS:**

Block/Lot: 4914/16

Building SF: 3,081

3-Story commercial building for sale.

+/-1,000 SF per floor, total 3,081 SF.

1 Parking

Rear yard space, enclosed.

First floor available for rent:\$ 2,875.00/month. 2 & 3 Floor lease term July 30, 2027.

Ground floor community facility, upper levels professional offices.

Real Estate Tax: \$25,682.52

**Price: \$1,725,000**

Possible to convert to residential, consult an independent architect.

Lot dimension 24.8\*87

Zoning: R4, grandfather.

Separate meters, 3. One per floor.

6 Split unit HVAC, 2 per floor.

3 baths, 3 kitchenettes. One per floor.

Full floor windows, sunny.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



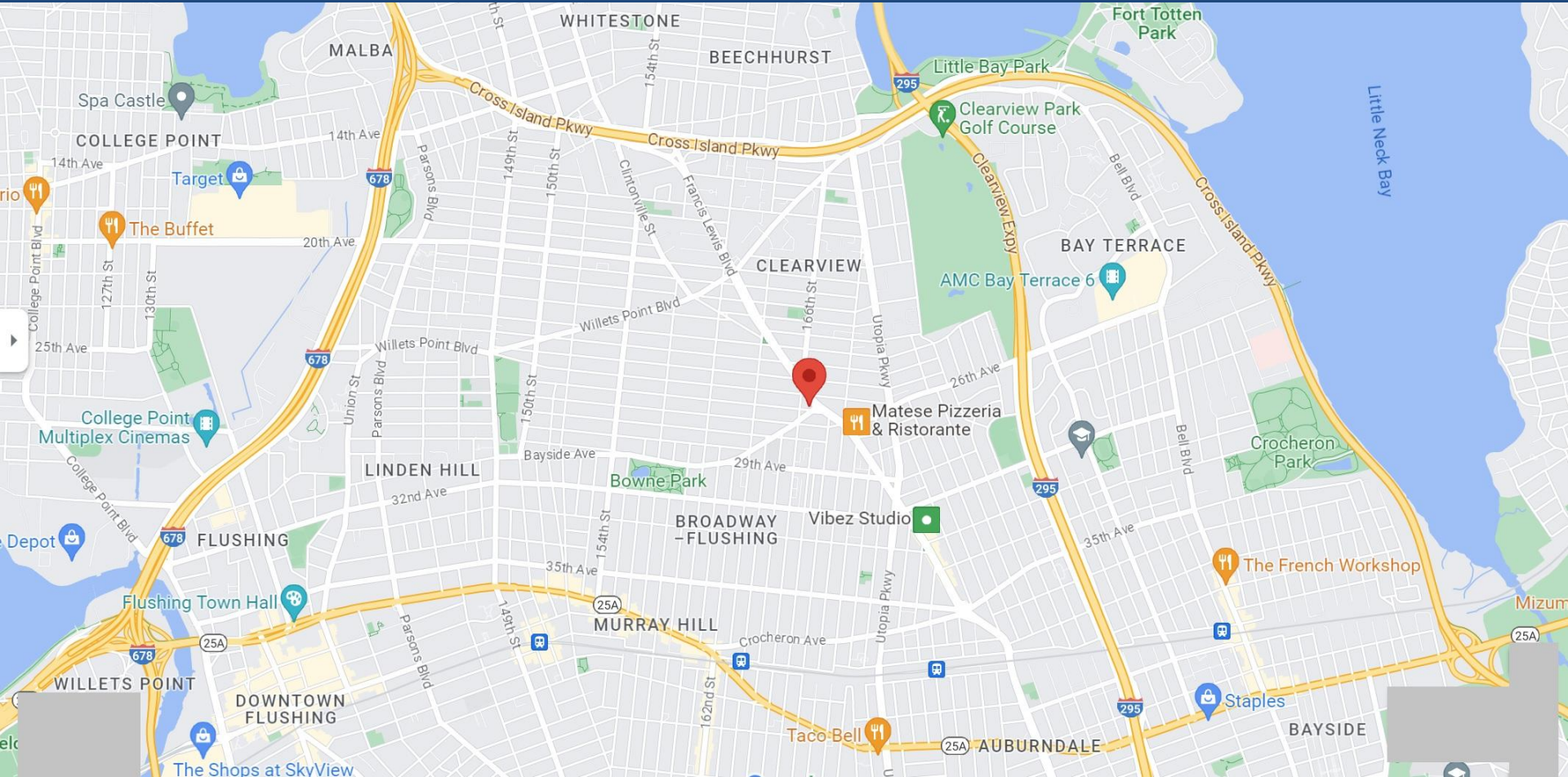


## 1<sup>ST</sup> FLOOR OFFICE





Projected Income:						
UNIT	GROSS SF +/-	PROJECTED ANNUAL RENT	MONTHLY RENT	PROJECTED MONTHLY RENT	Tax Increase	Annual Inc
Ground FL	1000	\$34,500		\$2,875	TAX	
2 & 3 FL	1000/1000	\$67,200	\$4,429	\$5,600	66.60%	3%
1PARKING		\$4,200		\$350		
GROSS INCOME:		\$105,900		\$8,825	\$25,682.52	
NET INCOME:		\$80,217				4.65%





**3<sup>RD</sup>  
FLOOR  
OFFICE**

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2<sup>nd</sup>  
Floor