

**For Sale - Ozone Park, Queens**  
**21,000 SF New Multi-Tenanted 2-Story Retail Building**  
**Fully Rented / NNN Leases / Tax Abated**  
**Great Investment and 1031 EX Property**

**Address: 97-08 Rockaway Blvd, Queens NY 11417 / Block 9168 Lot 3**



**Tenants & Income:**

***Child Daycare (6 Locations in NYC)***

***13,000 SF (10,000 SF Entire 2nd Floor + 3,000 SF 1<sup>st</sup> Floor)***

***Exclusive Use of Elevator***

***Pharmacy***

***1,480 SF***

***Physical Therapy / Medical Office***

***1,886 SF***

***Dental Office***

***2,248 SF***

***Former Medical Supply / Lease Pending***

***700 SF***

- All Tenants Have 3% Annual Rent Increases
- All Tenants Moved in Around 2019 and Paid for Own Renovations and are Heavily Invested in Their Spaces
- All Tenants Have Meters and Pay Directly to Utility Companies
- All Tenants are Responsible for Repairs, Maintenance, Replacements of HVAC systems and Mechanicals
- Tenants Responsible for Snow Removal, Sidewalk Cleaning, Garbage Removal
- Real Estate Taxes: \$107,000 Annual / Paid by Tenants for Their Proportionate Share of the Building

**NOI: \$766,000.00**

**Building Features:**

- Construction Completed 2018
- All Concrete / Steel Construction
- Zoning: R6B / C2-3
- Lot Size: 11,000 SF
- Building Size: 21,000 SF approx.
- First Floor: 10,500 SF
- Second Floor: 10,500 SF
- Passenger Elevator
- Corner Location
- Rockaway Blvd Frontage: 189'
- Fully Sprinklered
- Fire Alarm
- 100% HVAC

**Great Visibility & Exposure**  
**Block from Subways & Buses**  
**National and Regional Tenants Nearby**  
**Dense Residential & Commercial Area**

**For More Info and Price Contact Exclusive Broker Gary Mayzlin**  
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