



B · SQUARE REALTY 盛世地產



BARBIE LI  
REAL ESTATE TEAM

**6.5% CAP RATE**

**RARE AUBURNDALE / FLUSHING  
MIXED-USE ASSET**

**FOR SALE**

**\$1,650,000**

**BUILDING HIGHLIGHTS**

- Property Type:** Mixed-Use
- Building Size:** 3,800 SF
- Feature:**
  - 2 Commercial Units
  - 2 Residential Units
  - Garage Parking Available
- Zoning:** C1-3 / R3-2

171-73 46TH AVE,  
FLUSHING, NY 11358

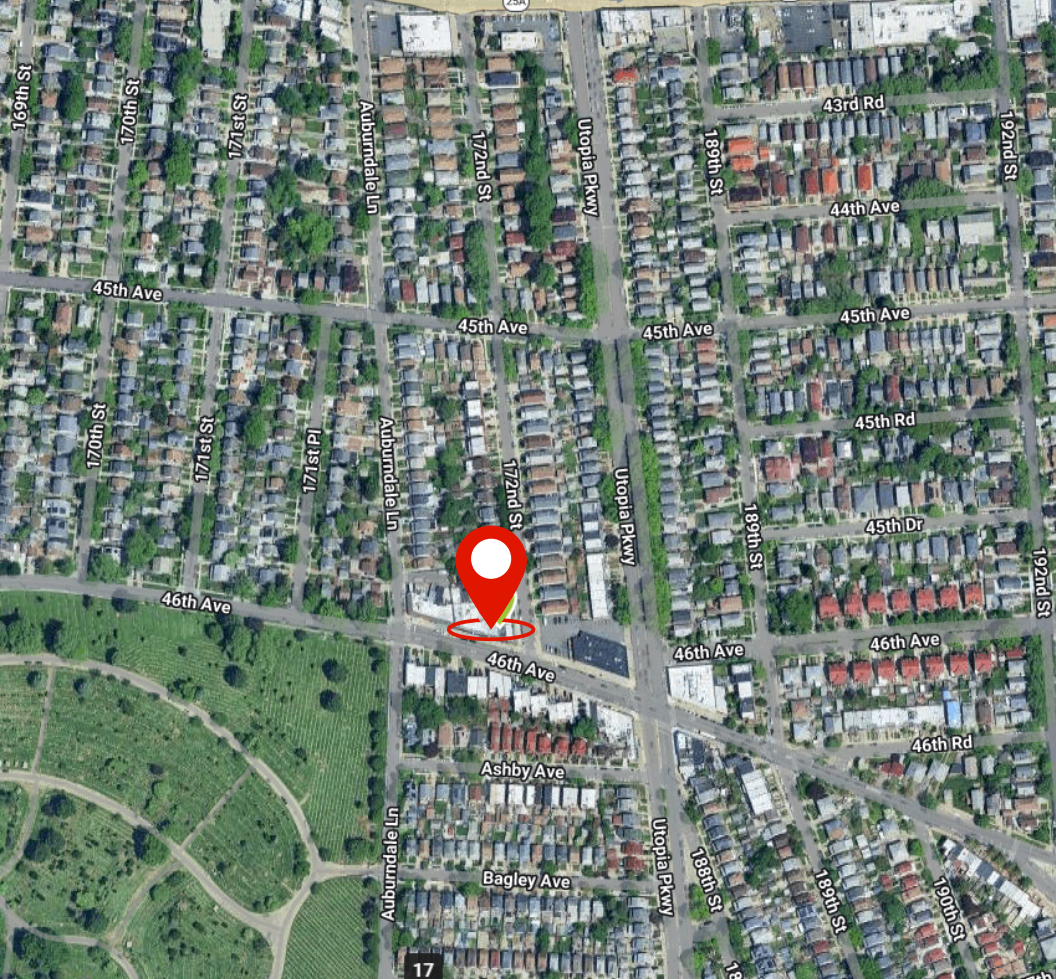


\*ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.\*

# FINANCIAL OVERVIEW

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PROPERTY INCOME				
UNIT	LAYOUT	LEASE	INCOME/M.*	INCOME/Y.*
<b>1st Floor - Front Commercial</b>	Approx. 1,400 SF retail/office + restroom + basement	Leased through Feb 2028	<b>\$3,450</b>	<b>\$41,400</b>
<b>1st Floor - Rear Storage/Commercial</b>	Approx. 1,000 SF rear storage/commercial + basement	Currently leased / can be delivered vacant	<b>\$2,500</b>	<b>\$30,000</b>
<b>2nd Floor - Front Residential</b>	2 BR / 1 BA	10 months lease remaining (as of May 2026)	<b>\$2,300</b>	<b>\$27,600</b>
<b>2nd Floor - Rear Residential</b>	1 BR / 1 BA + 720 SF private rooftop	Vacant	<b>\$2,400 (Projected)</b>	<b>\$28,800 (Projected)</b>
<b>TOTAL INCOME</b>				<b>\$127,800/y</b>
PROPERTY EXPENSE (ANNUALLY)				
<b>R.E. TAX</b>				<b>\$10,833</b>
<b>WATER &amp; SEWER</b>				<b>\$1,842.34</b>
<b>BUILDING INSURANCE</b>				<b>\$4,010.61</b>
<b>GAS FOR HEAT &amp; HOT WATER</b>				<b>\$2,698.63</b>
<b>TOTAL EXPENSE*</b>				<b>\$19,384.58</b>
<b>*Projected income</b>			<b>CAP RATE</b>	<b>NET INCOME</b>
			<b>6.57%</b>	<b>\$108,415.42</b>



# 6.57% CAP RATE HIGH-EXPOSURE AUBURNDALE MIXED-USE ASSET

Strong mixed-use investment opportunity in Auburndale, Flushing. With 3,800 SF of building area, this property offers multiple income streams through commercial retail and two residential units above and garage with storage spaces.

The front commercial space offers approximately 1,400 SF with a private restroom and basement access, currently occupied by an established tenant. The rear garage offers approximately 1,000 SF with separate rear access and additional basement space, currently configured for storage use which generate additional income.

The second floor features two residential units with updated kitchens and renovated bathrooms, including a 2-bedroom, 1-bath unit and a 1-bedroom, 1-bath unit with exclusive access to an approximately 720 SF private rooftop patio, a valuable outdoor feature in Queens.

Additional features include separate electric and gas meters for residential and commercial tenants, plus garage parking.

Conveniently located near Northern Boulevard, supermarkets, restaurants, shopping, and everyday amenities, with access to Q26, Q27, and Q31 bus lines connecting to Downtown Flushing, the 7 subway line, and Auburndale LIRR station.

A practical opportunity for investors seeking a mixed-use asset with existing income, flexible space, parking, and long-term value in an established Flushing neighborhood.



Listing Agent

## Barbie Li

Lic. R.E Broker  
Team Leader of BLT  
Team Mentor of B2STARS

ADD OUR WECHAT ACCOUNT



Schedule a Showing  
Email us at [info@barbieliteam.com](mailto:info@barbieliteam.com)

More information  
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