

For further information, kindly contact exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**PROPERTY INFORMATION**

**Property Address:** 134-38 35th Ave, 3-5FL, Flushing, NY 11354  
**Neighborhood:** Downtown Flushing  
**Block, Lot:** 4958 , 7501  
**Zoning:** R6 / C2-2  
**Size:** Three 1 Bedroom and 1 Bathroom  
Five 2 Bedrooms and 2 Bathrooms  
4 Parking Spots  
**Year Built:** 1996  
**Size:** From 613 sqft to 703 sqft  
**Condition:** Newly Renovated  
**Sales Price:** Upon Request  
**Option:** Can be bought individually or as package  
**Location Highlight:** Corner property with abundant natural sunlight. Nearby 7 train and LIRR at Flushing–Main Street, with convenient access to multiple bus routes including Q13, Q15, Q16, Q17, Q20A/B, Q28, Q44 SBS, and Q48. Seamless travel via major highways such as I-678, I-495, and Northern Boulevard (NY-25A). Perfectly positioned in the heart of Downtown Flushing—just minutes from Main Street, world-class dining, shopping, and vibrant cultural destinations.

**TAX MAP**



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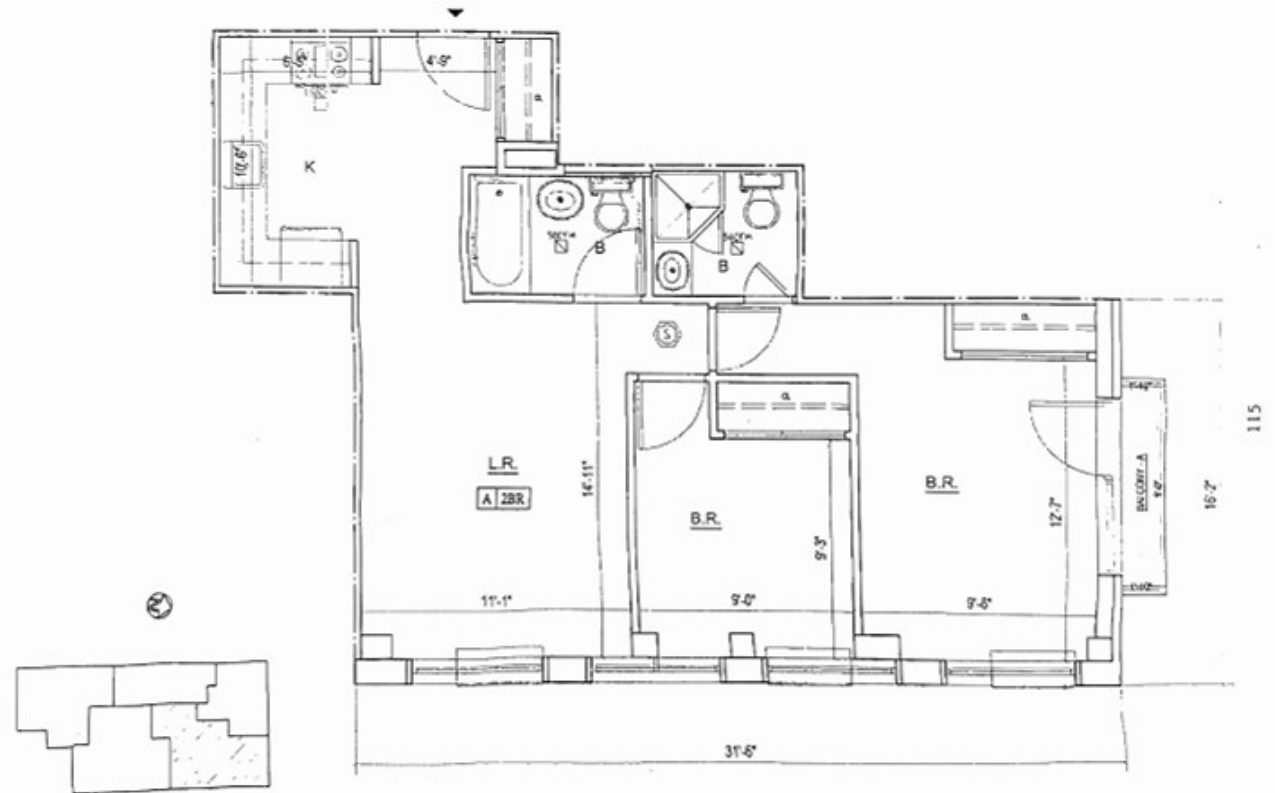
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**DEMOGRAPHIC:**

**FLOOR PLAN (A-LINE):**

**Demographic by Zip Code**

Total Population	52,325
Median Age	48.1
Average Household	\$94,864
Family Households	44%



**3, 4, 5TH FLOOR APT A**  
3, 4, 5 - A

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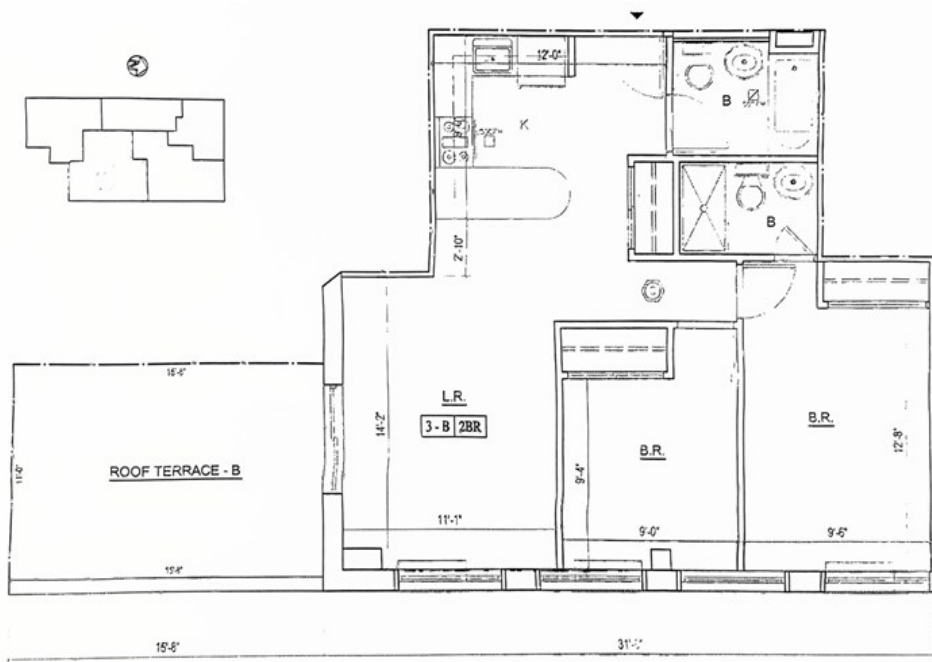
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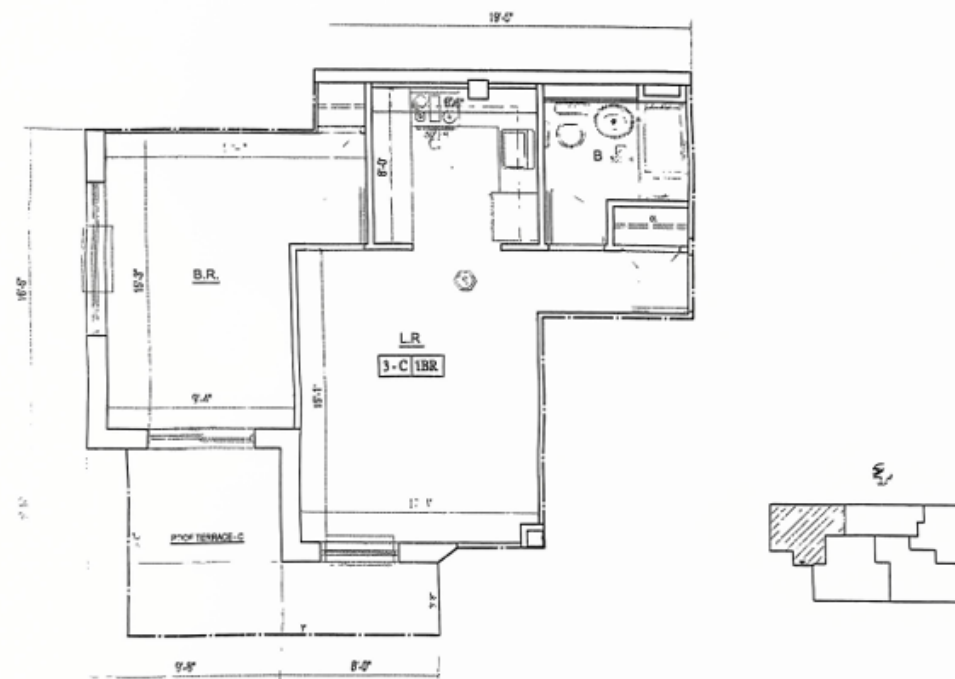
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**FLOOR PLAN (B-LINE):**



**FLOOR PLAN (C-LINE):**



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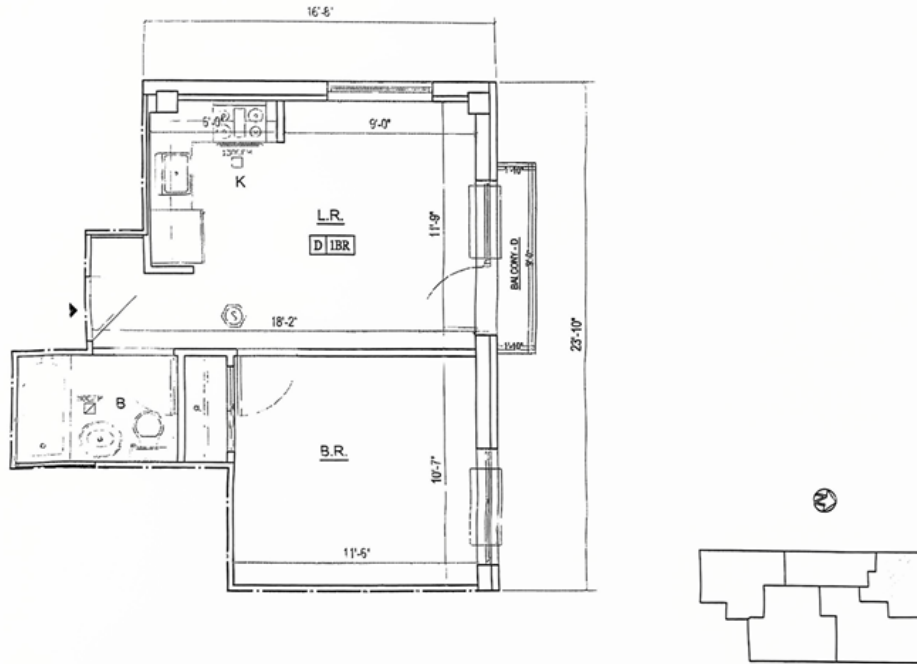
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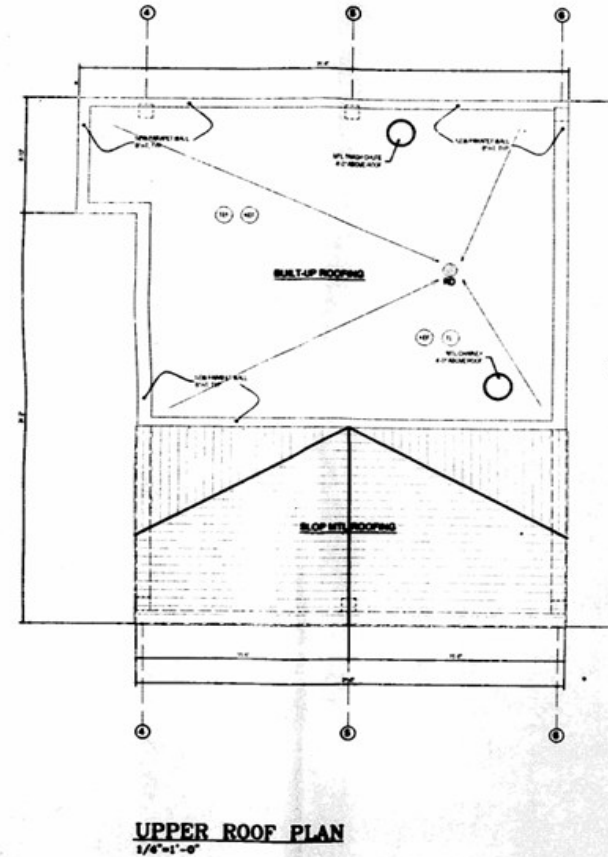
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**FLOOR PLAN (D-LINE):**



**FLOOR PLAN (EXTRA STORAGE ROOM):**



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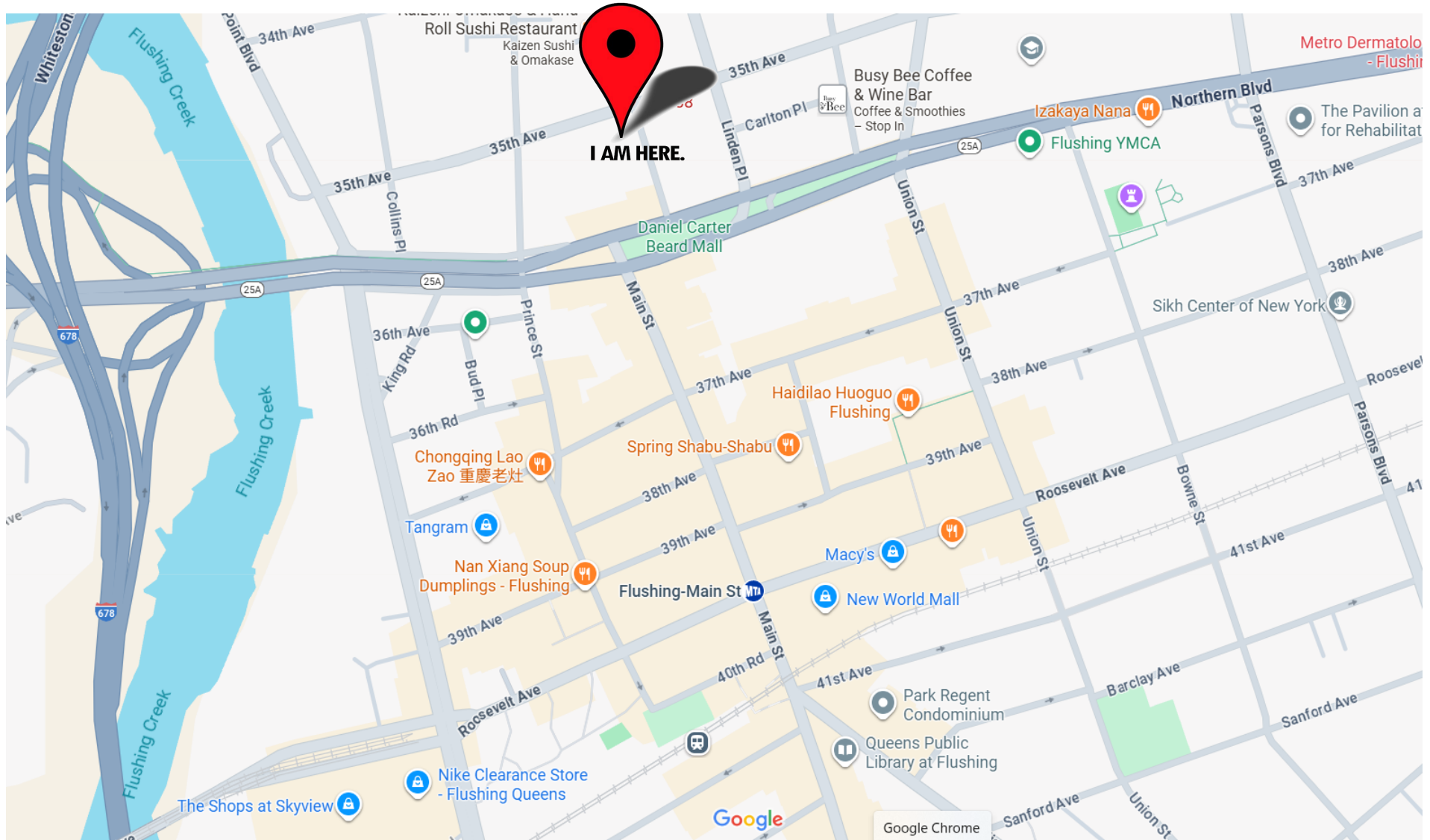
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**NEIGHBOR MAJOR RETAILERS**

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MAP



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