

Mixed-use Property For Sale

The Clinton

9-17 Clintonville Street Whitestone, NY 11357



For More Information:

Steven Llorens

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
917.830.7091
steven.llorens@elliman.com

Andreas Nakos

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
917.886.6918
andreas.nakos@elliman.com

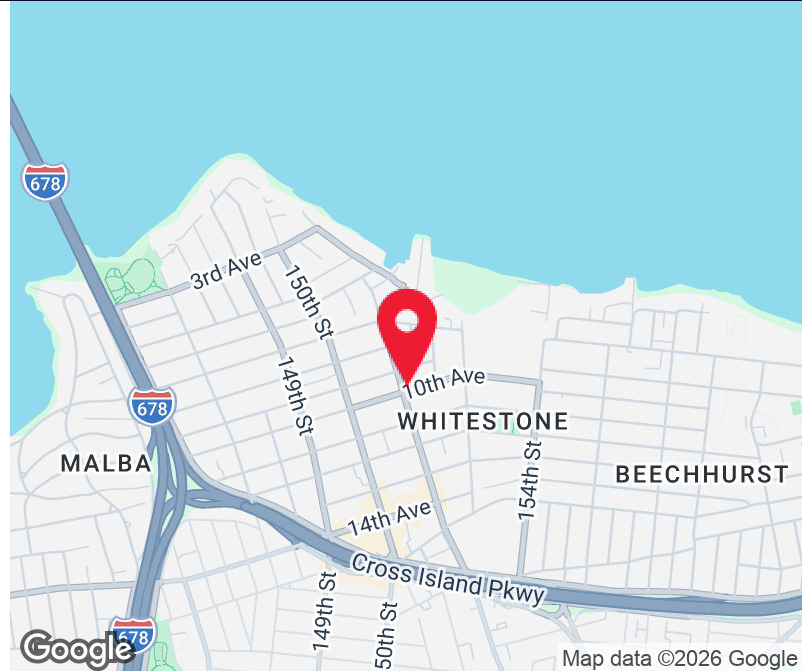
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Offering Summary

Sale Price:	Upon Request
Building Size:	2,640 SF
Frontage	50 Feet
Lot Size:	5,000 SF
Number of Units:	2
Zoning:	R -2A (Legal Pre-existing legal use as restaurant)
Market:	Northwest Queens
Submarket:	Whitestone

Property Overview

Douglas Elliman Commercial is pleased to present 9-17 Clintonville Street, Whitestone, NY, a rare mixed-use commercial property formerly occupied by a well-known neighborhood restaurant. The property offers a unique opportunity for an owner-user, restaurateur, hospitality operator, specialty food concept, or investor seeking a scarce commercial-use asset in one of Queens’ most established residential communities.

The building features a ground-floor restaurant / retail component with an upper-level residential apartment. The apartment is currently large in scale and offers the potential to be reconfigured into two apartment residences, creating additional income, live-work flexibility, or housing for an owner/operator.

One of the property’s strongest value drivers is its apparent preexisting commercial / restaurant use within an area currently zoned R2A, where new commercial uses are generally limited. This creates a compelling opportunity for buyers who understand the value of preserving and continuing a long-standing commercial use in a predominantly residential neighborhood.

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Commercial

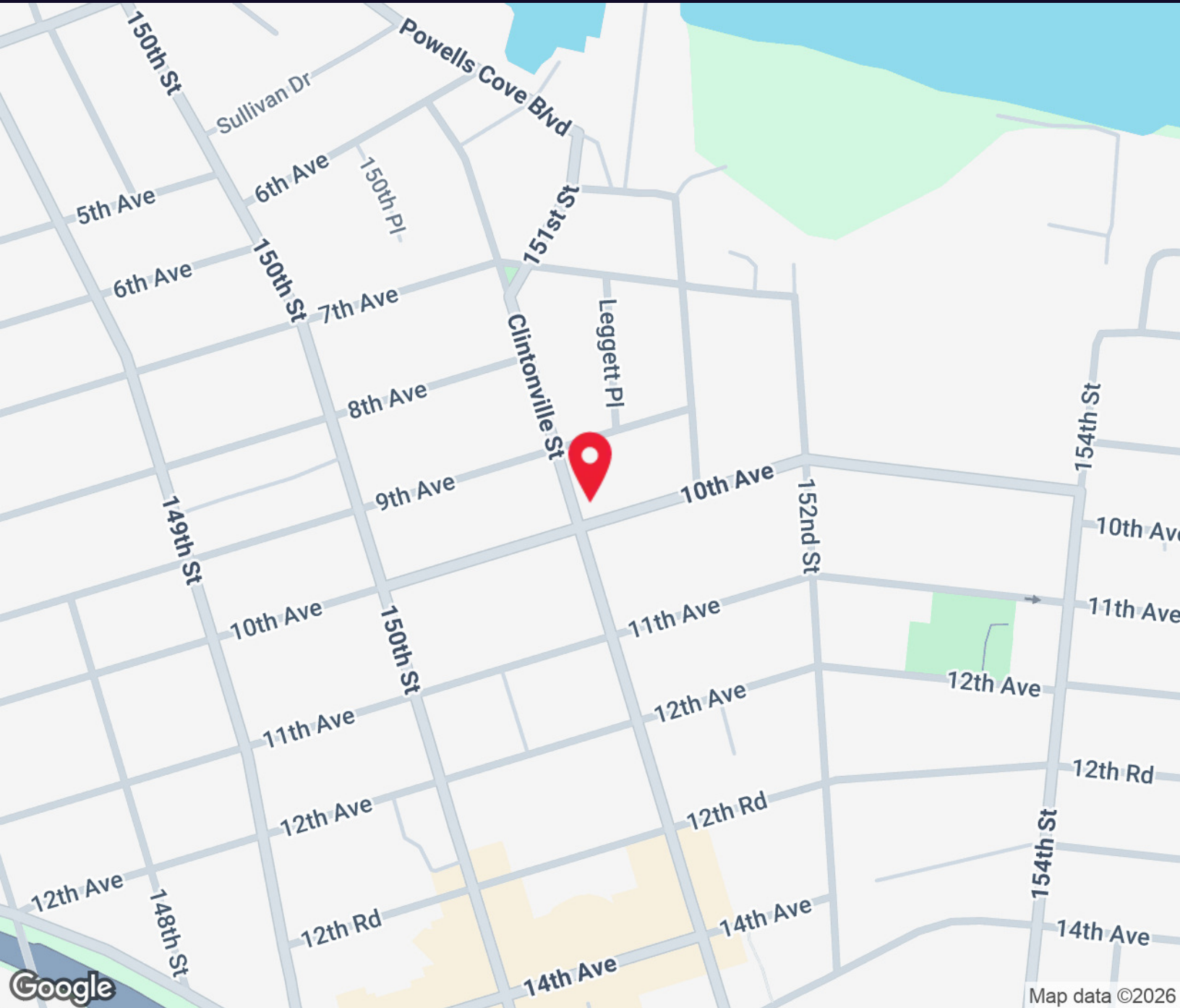
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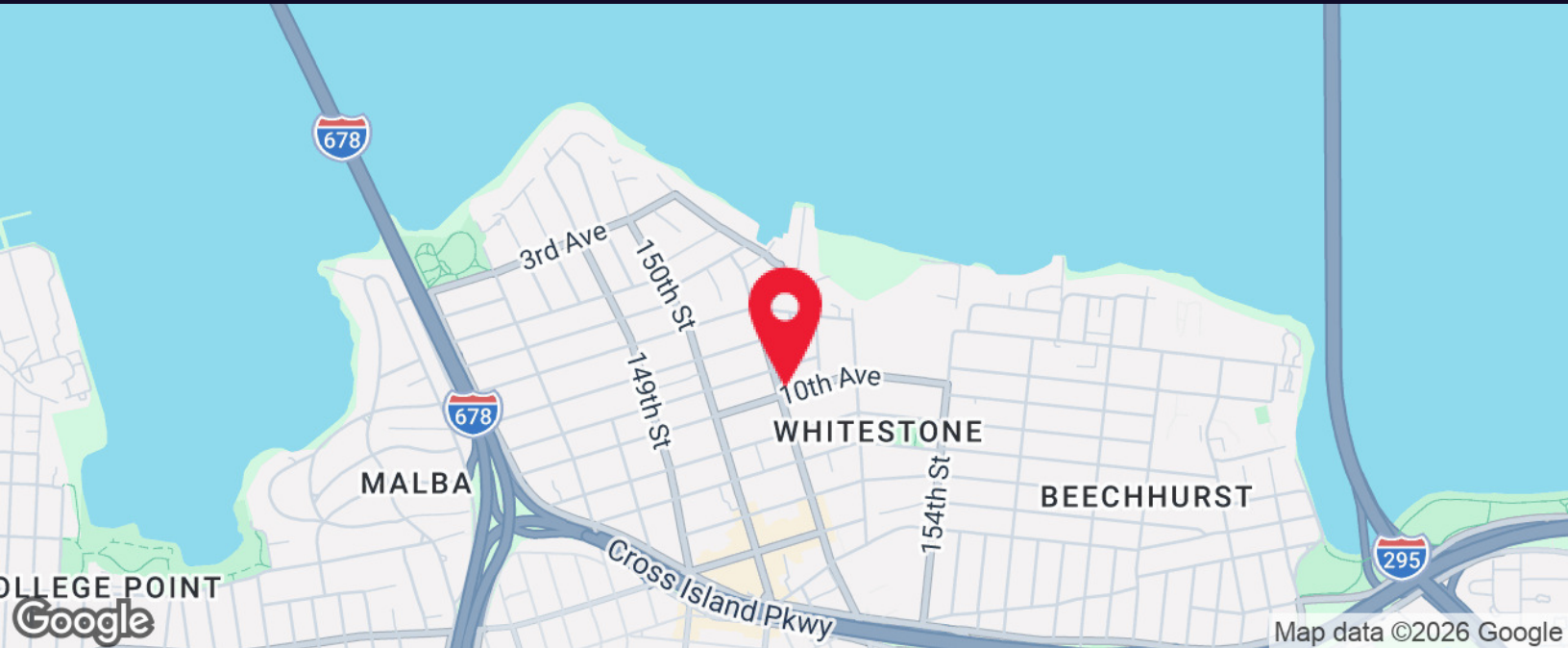
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,083	7,242	29,431
Average Age	46.9	48.1	49.2
Average Age (Male)	46.9	48.1	47.4
Average Age (Female)	46.7	48.3	51.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	755	2,753	11,341
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$152,353	\$145,696	\$128,844
Average House Value	\$1,078,768	\$1,050,666	\$897,586

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550 Smithtown Bypass
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