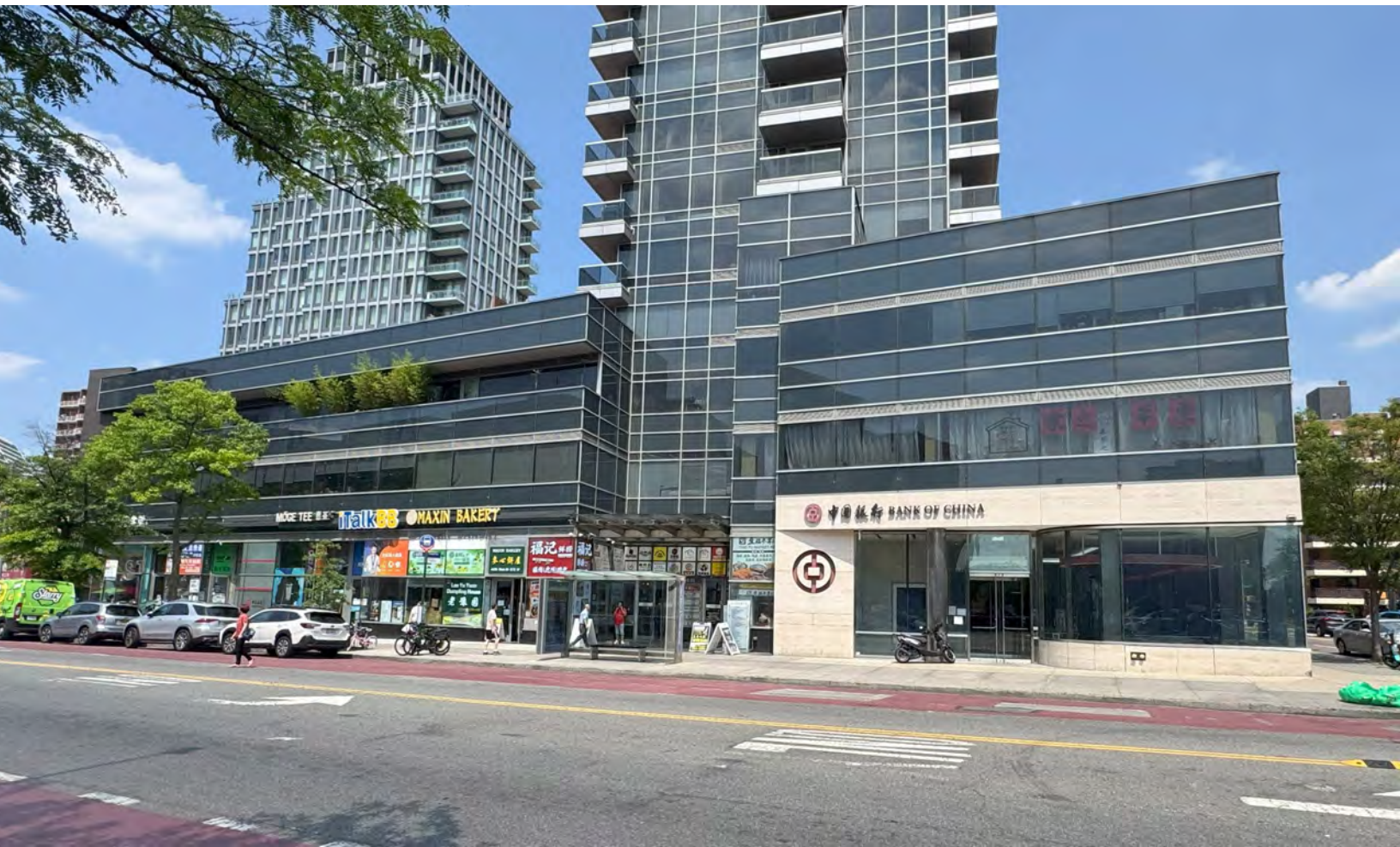


FOR SALE



**42-35 Main Street/136-27 Franklin Ave
Flushing, Queens County, NY 11355**

Commercial Condominium For Sale

Street Level Retail and Cellar Retail 39,740 SF

Two Sub Level Cellar Parking Garage 66,690 SF

Metro Commercial & Business Brokers, Inc.
www.metrocbb.com

John Wilmarth 516 633-5498
john@metrocbbs.com

CPRE Group International
www.cpregroup.com

Raymond Truong 917 828-0809
raymond.t@cpreny.com

42-35 Main Street
Flushing, NY 11355

John Wilmarth 516 640-5440
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INCOME AND EXPENSES

Income

| | |
|-----------------|-------------|
| Retail: | \$4,172,913 |
| Parking Garage: | \$866,036 |
| Gross Income: | \$5,038,949 |

Expenses

| | |
|-----------------|-------------|
| Operating: | \$1,020,947 |
| Insurance: | \$69,168 |
| RE Tax: | \$860,691 |
| Total Expenses: | \$1,950,806 |

| | |
|------|-------------|
| NOI: | \$3,088,143 |
|------|-------------|

PROPERTY INFORMATION

Address: 42-35 Main Street
136-27 Franklin Avenue
Flushing, Queens County NY 11355

Block/Condo Lots: 5135/1101, 1102, 1206
Commercial Retail Condo
Retail Ground Floor Area: 24,426 +/- SF
Retail Cellar Area: 15,315 +/- SF
Garage Area: Two Levels 66,690 +/- SF,
278 parking spaces

RE Taxes: \$863,170

Zoning: C1-2 overlay in R6

C/O Retail Use Group 6 First floor and Cellar
Valet Parking Use Group 6F Cellar, Sub Cellar
1 and Sub Cellar 2.

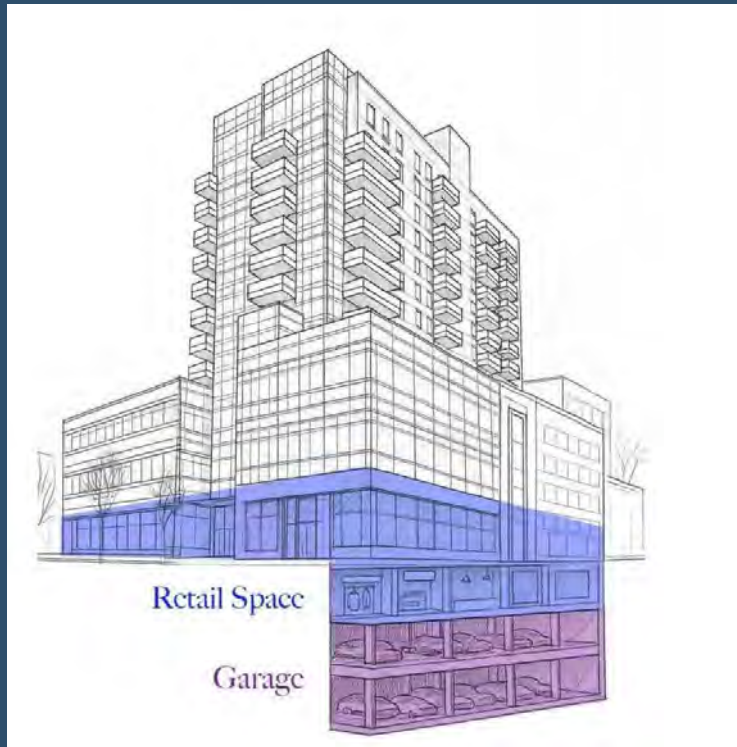


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CONVENIENT DOWNTOWN FLUSHING LOCATION

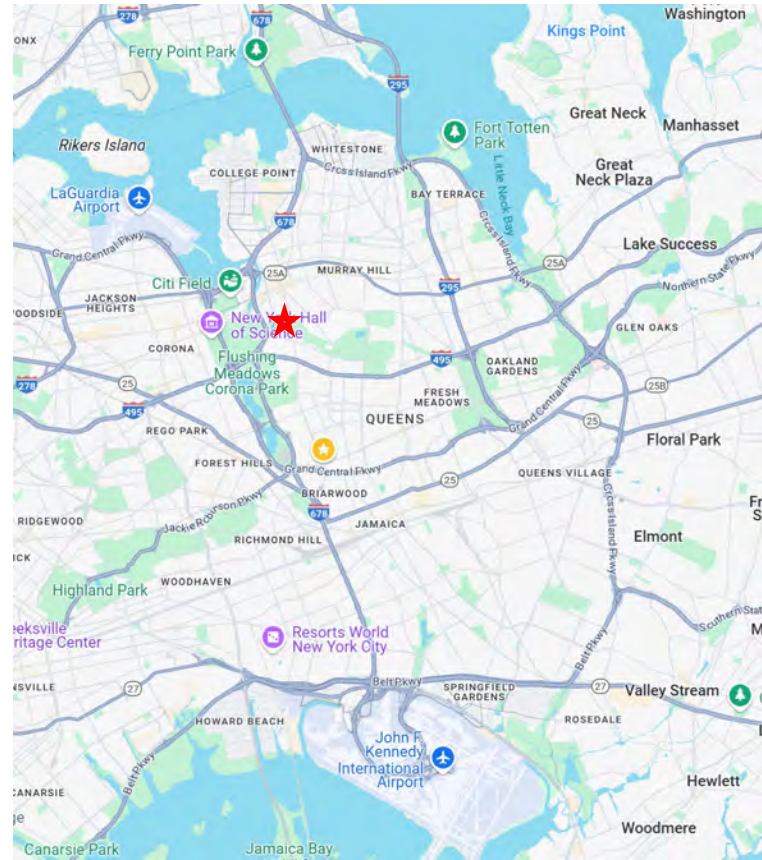
Flushing is a neighborhood in the north-central portion of the New York City borough of Queens. The neighborhood is the fourth-largest central business district in New York City. Downtown Flushing is a major commercial and retail area, and the intersection of Main Street and Roosevelt Avenue at its core is the third-busiest in New York City, behind Times Square and Herald Square.

Subway Line: 7

LIRR: Flushing Main St Stop

Area Bus Lines:

Q12, Q13, Q14, Q15, Q15A, Q17, Q20A, Q20B, Q25, Q26, Q27, Q34, Q44, Q48, Q65, Q66, QB1 and QM2



**25 MINUTES DRIVE
TO JFK INTERNATIONAL AIRPORT**



**15 MINUTES DRIVE
TO LaGUARDIA AIRPORT**

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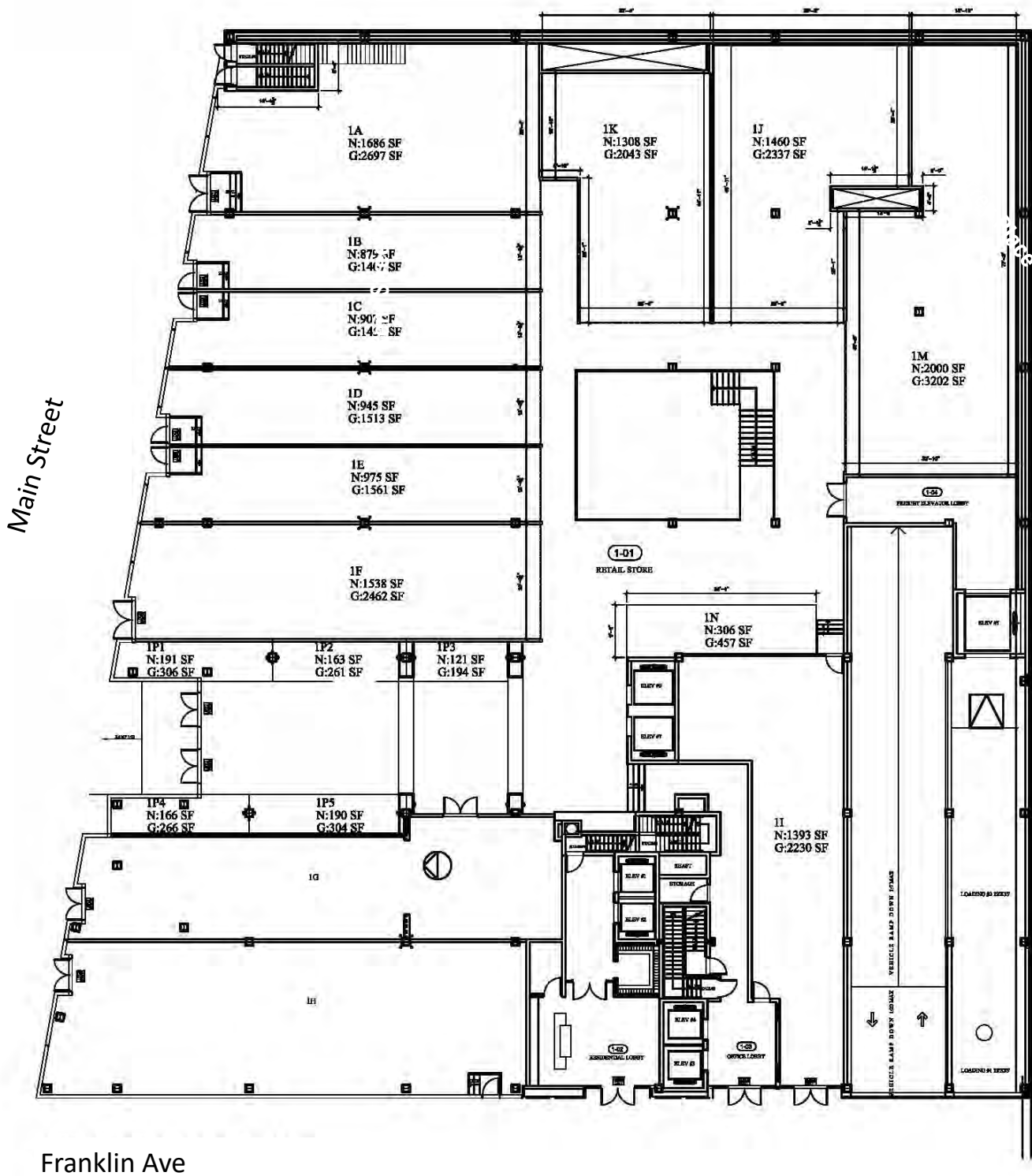
TENANTS

#1A/KST Café
#1B/HuidaExpress
#1C/BOCoffice
#1D/Moge Tee
#1E/iTalkBB
#1F&CJ/Maxin Bakery
#CJ
#1G/Bank of China
#CA
#1J/GoGofastfood
#1K/PHO Grand Main Street
nc*new
#1L/Pharmacy
#1M/LaoYuYuan
#1N/ArcadiaPharmacyBooth*new
#1P1&2/NB Fish
#1P3/Luckylucky88 Inc
#1P5/LinGarden
Kiosk-D/Weifang antique booth
#CB/L&M Hair Salon
#CC/LaoYuYuanKitchen
#CD/vacant* projected
#CE/TKLand&Rlty
#CK/Maxin Kitchen
#RP/Parking Garage



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FIRST FLOOR PLAN



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PARKING GARAGE PLAN

1 SUB CELLAR II FLOOR PARKING DIAGRAM
1/8" = 1'-0"

Franklin Ave



2 SUB CELLAR I FLOOR PARKING DIAGRAM
1/8" = 1'-0"

Franklin Ave



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Downtown Flushing is the largest urban center in Queens, and home to the largest Chinatown in New York City . Get off the 7 subway or the LIRR at Flushing Main Street and step into the crowds. The downtown sidewalks pulse with people – of all nationalities, but predominantly East Asians, specifically Chinese and Koreans.

Area Attractions

*Flushing Meadows-Corona Park, a 1,255-acre park, is considered a flagship park in Queens. The site hosted two World's Fairs. Also located here is Citi-Field, home of the New York Mets, and the USTA Billie Jean King National Tennis Center which is the home of the US Tennis Open.

*5 Minutes walking to Aquatic Center. The area offers baseball, soccer, tennis, cricket, pools, ice skating rinks, gyms, et cetera.

*2 Blocks to Queens Botanical Garden.

*Kissena Park is a 234-acre park with a lake as a centerpiece.

Transportation

*Flushing is a 30-minute plus commute on the #7 subway to midtown Manhattan from the Main Street terminus. The LIRR also runs from Main Street to midtown—17 minutes.

*Buses Q12, 13, 14, 15, 16, 17, 20A, 20B, 25, 27, 34, 44, 48, 65, 66, and QB1 serve Flushing. The QM2 runs express to midtown.

*Major highways that serve the area include the Van Wyck Expressway, Whitestone Expressway, Grand Central Parkway and Long Island Expressway. Northern Boulevard extends from the Queensboro Bridge in Long Island City through Flushing into Nassau County.

*JFK and LA GUARDIA Airports 15-20 minutes away.

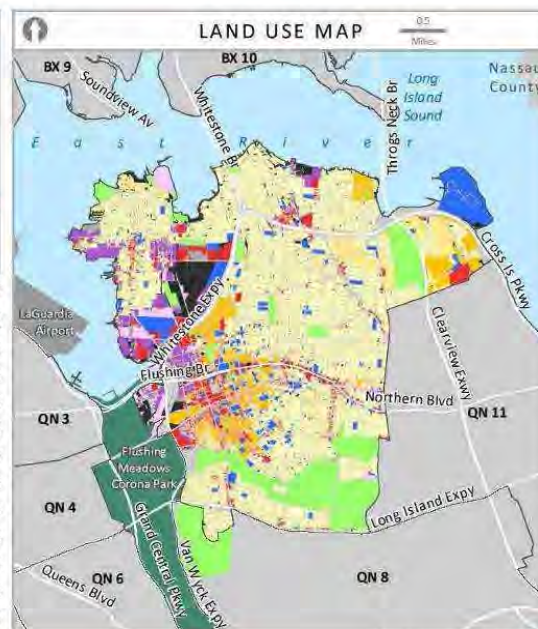
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Queens Community District 7

See QN 7's profile online at
communityprofiles.planning.nyc.gov

Neighborhoods¹: Auburndale, Bay Terrace, Beechhurst, Clearview, College Point, Downtown Flushing, East Flushing, Flushing, Malba, Murray Hill, Queensboro Hill, Waldheim, Whitestone

| POPULATION & DENSITY | | |
|---------------------------------|-------------------|--------------|
| 2000 ² | 2010 ³ | 2000-2010 |
| 242,952 | 247,354 | +2% |
| 2013-2017 Estimate ⁴ | | 252,138 |
| Square Miles | | 11.8 |
| Population Density | | 20,962/sq mi |



COMMUNITY BOARD PERSPECTIVES

Top 3 pressing issues identified by Queens Community Board 7 in 2019:

1. Street conditions
2. Street flooding
3. Traffic

To learn more, please read Queens CD 7's Statement of Community District Needs and Community Board Budget Requests for Fiscal Year 2021.

Website: www.nyc.gov/queenscb7
Email: qn07@cb.nyc.gov

| Land Use Category | # Lots | % Lot Area |
|------------------------|--------|------------|
| 1 & 2 Family Bldgs | 27,030 | 33% |
| Multifamily Walk-up | 2,972 | 6% |
| Multifamily Elevator | 278 | 4% |
| Mixed Use | 1,335 | 2% |
| Commercial | 859 | 4% |
| Industrial | 422 | 4% |
| Transportation/Utility | 162 | 3% |
| Public/Institutional | 321 | 5% |
| Open Space | 97 | 13% |
| Parking | 355 | 1% |
| Vacant | 877 | 24% |
| Other | 60 | 0% |

Map Source: PLUTO 19v2

A Snapshot of Key Community Indicators

| COMMUNITY ASSETS ⁵ | |
|--|----|
| Public Schools | 34 |
| Public Libraries | 9 |
| Hospitals and Clinics | 15 |
| Parks | 27 |
| Click to visit the NYC Facilities Explorer | |

| RENT BURDEN ^{4, 6} | |
|---|--------|
| Queens CD 7 | Queens |
| 56% | 47% |
| of households spend 35% or more of their income on rent | NYC |
| | 45% |

| ACCESS TO PARKS ⁷ | |
|---|-----------------|
| Queens CD 7 | Citywide Target |
| 80% | 85% |
| of residents live within walking distance of a park or open space | |

| MEAN COMMUTE TO WORK ^{4, 8} | |
|--------------------------------------|------------|
| Queens CD 7 | Queens |
| 41 | 44 minutes |
| minutes | NYC |
| | 41 minutes |

| LIMITED ENGLISH PROFICIENCY ⁴ | |
|--|--------|
| Queens CD 7 | Queens |
| 53% | 29% |
| of residents 5 years or older have limited English proficiency | NYC |
| | 23% |

| CRIME RATE ⁹ | |
|--|--------|
| Queens CD 7 | Queens |
| 7.7 | 9.1 |
| major felonies were reported per 1,000 residents in 2017 | NYC |
| | 11.8 |

| EDUCATIONAL ATTAINMENT ^{4, 10} | |
|--|--------|
| Queens CD 7 | Queens |
| 26% | 31% |
| of residents 25 years or older have earned a bachelor's degree or higher | NYC |
| | 37% |

| UNEMPLOYMENT ^{4, 10} | |
|---|--------|
| Queens CD 7 | Queens |
| 2.8% | 4.4% |
| of the civilian labor force was unemployed on average from 2013 to 2017 | NYC |
| | 4.9% |

| NYCgov POVERTY MEASURE ¹¹ | |
|--|--------|
| Queens CD 7 | Queens |
| 26% | 19% |
| of residents have incomes below the NYCgov poverty threshold. See the federal poverty rate here. | NYC |
| | 20% |

¹Neighborhoods may be in multiple districts. Names and boundaries are not officially designated. ²2000 US Census; ³2010 US Census; ⁴American Community Survey 2013-2017 5-Year Estimates, calculated for Public Use Microdata Areas (PUMAs). PUMAs are geographic approximations of community districts. ⁵NYC Dept of City Planning Facilities Database (2019); ⁶Differences of less than 3 percentage points are not statistically meaningful. ⁷NYC Dept of Parks and Recreation (DPR) (2019). DPR considers walking distance to be 1/4 mile for parks less than 6 acres, and 1/2 mile for larger parks and pools. ⁸Differences of less than 2 minutes are not statistically meaningful. ⁹NYCPD CompStat, Historic Complaint Data (2018); ¹⁰Differences of less than 2 percentage points are not statistically meaningful. ¹¹2013-2017 NYCgov Poverty Measure by PUMA. This metric from the Mayor's Office for Economic Opportunity accounts for NYC's high cost of housing, as well as other costs of living and anti-poverty benefits.

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