

For Sale:
Free-Market Mixed-Use Asset
Asking Price: \$3,500,000 Cap: 7.4%



11024 - 11028 Merrick Boulevard
Jamaica | NY 11433

SCHUCKMAN[®]
REALTY INC.

120 N. VILLAGE AVE. ROCKVILLE CENTRE, NY 11570

OFFERING
MEMORANDUM

DEAL TEAM

Matt Colantonio

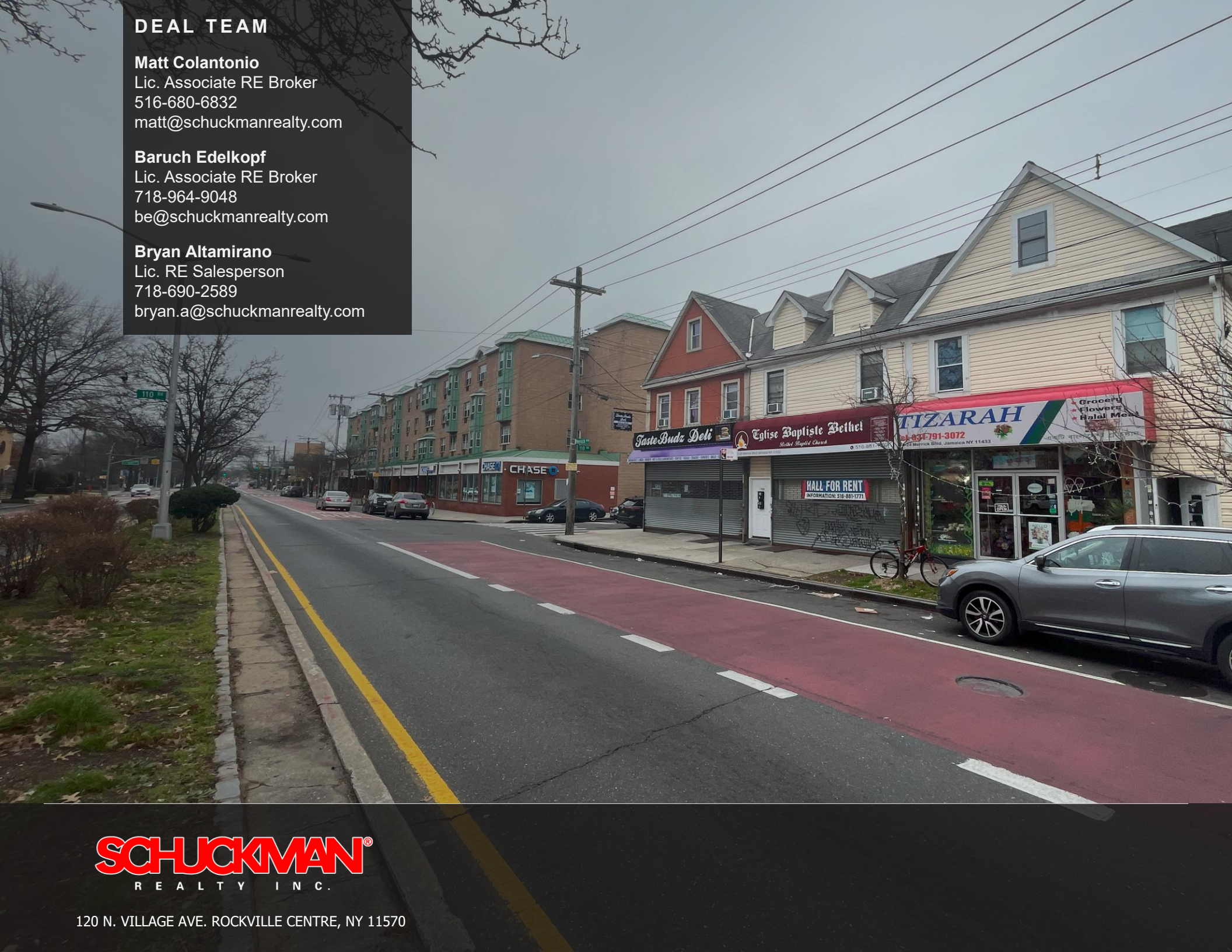
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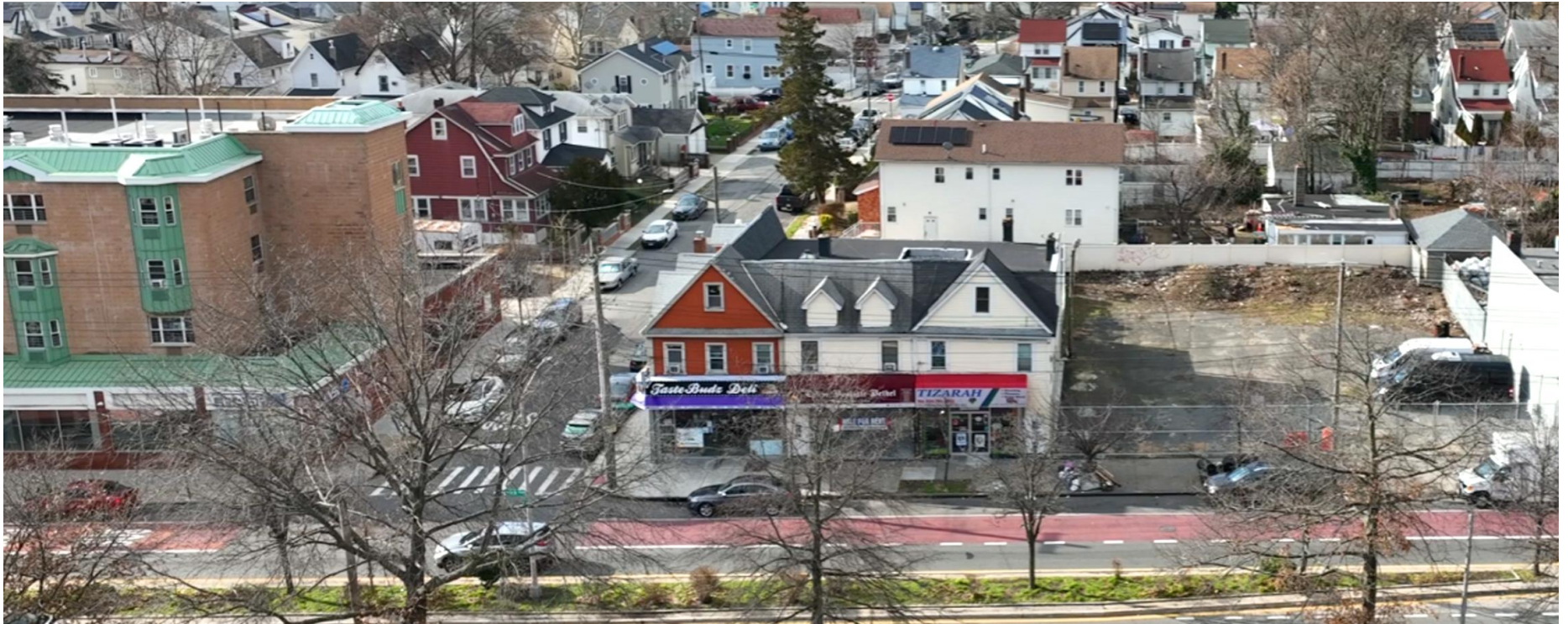
Exclusively For Sale: 11024 - 11028 Merrick Blvd Jamaica, NY 11433

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Property Summary

11024-11028 is an assemblage of three mixed-use properties on the northwest corner of Merrick Blvd and 110th Rd in South Jamaica, Queens. The properties each include 2 residential units on top of 1 retail per building and the apartments have all been recently renovated. There is a rear yard on 110th Rd with an existing curb-cut which has been recently paved, gated, and leased to a construction company for parking and storage.

The properties lie exactly 1 mile south of Jamaica Ave and the nearby Jamaica Center-Parsons/Archer and LIRR hubs and the subject stretch of Merrick Blvd is serviced by the Q4,5,84,85 and n4 bus lines.



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Property Information

Address	110-24 Merrick Blvd	110-26 Merrick Blvd	110-28 Merrick Blvd	Combined Properties
City State Zip	Jamaica, NY 11433	Jamaica, NY 11433	Jamaica, NY 11433	Jamaica, NY 11433
Neighborhood	Jamaica / South Jamaica	Jamaica / South Jamaica	Jamaica / South Jamaica	Jamaica / South Jamaica
Block & Lot	10197-37	10197-38	10197-39	10197-37, 38, & 39
Lot Dimensions	20' x 110'	20' x 110'	20' x 113'	60' x 110' (irreg.)
Lot SF	2,200	2,200	2,248	6,648
Building Dimensions	20' x 60'	20' x 55'	20' x 50'	60' x 55' (irreg.)
Building SF	2,334	2,200	2,124	6,658
Year Built/Renovated	1931/2020	1954/2020	1931/2020	1931/2020
Stories	2	2	2	2
Residential Units	2	2	2	6
Commercial Units	1	1	2	4
Total Units	3	3	3	10
Zoning	R7A	R7A	R7A	R7A
As of Right FAR	4.00	4.00	4.00	4.00
City of Yes FAR	5.01	5.01	5.01	5.01
As of Right Available Air Rights	6,466	6,600	6,372	19,438
City of Yes Available Air Rights	8,688	8,822	8,517	26,027
Tax Class	4	1	1	4, 1
Tax Bill	\$12,463	\$5,585	\$6,486	\$24,534



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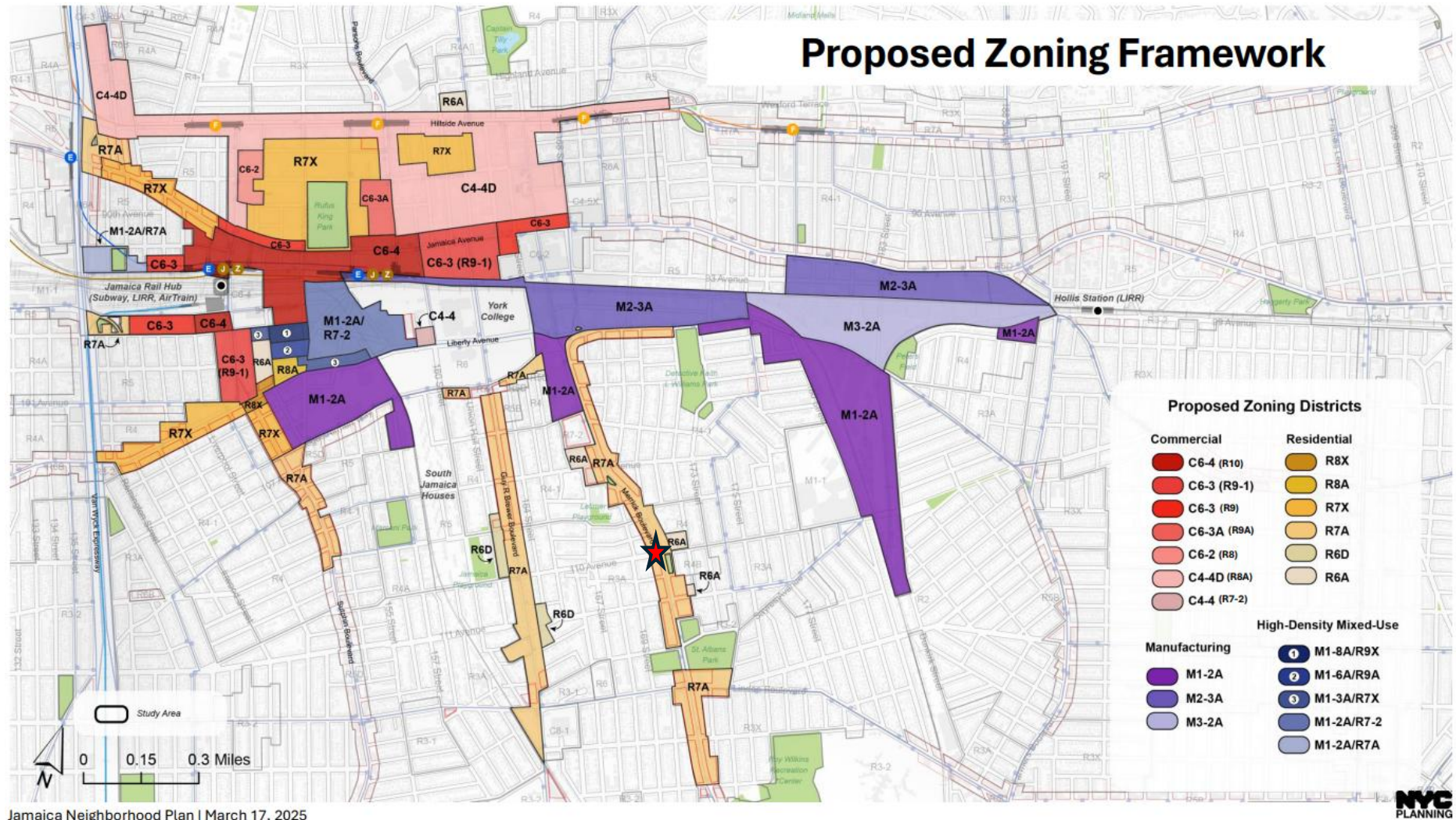
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New Zoning Framework Approved October 2025



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Property Pictures



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Parking Lot Photos



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Rent Roll

Commercial Revenue					Base Rent			Recoveries		Gross	
ID	Unit #	Tenant	SF	Lease Exp	Month	Annual	\$/SF	Annual	\$/SF	Annual	\$/SF
1	11024	Tizarah Business Group	1,100	9/30/2030	\$3,151	\$37,817	\$34	\$14,559	\$13.24	\$52,376	\$48
2	11026	Pharmacy (Signed LOI)	1,100	12/31/2036	\$3,500	\$42,000	\$38	\$6,000	\$5.45	\$42,000	\$38
3	11028	Taste Budz NYC LLC	1,100	4/30/2028	\$4,500	\$54,000	\$49	\$1,375	\$1.25	\$55,375	\$50
4	PRKNG	JM & ZL Construction Corp	550	5/31/2026	\$1,400	\$16,800	\$31	\$0	\$0.00	\$16,800	\$31
Totals: 4 Unit(s)			3,850		\$12,551	\$150,617	\$23	\$21,933	\$3.29	\$166,550	\$25

Residential Revenue							
ID	Comments	SF	Layout	Lease Exp	Rent/Month	Annual	
1	11028 - 2B CityFHEPS	550	2 Bedroom	5/31/2026	\$2,762	\$33,144	
2	11028 - 2A CityFHEPS	550	Studio	5/31/2026	\$2,440	\$29,280	
3	11026 - 2B CityFHEPS	550	2 Bedroom	4/30/2027	\$2,484	\$29,808	
4	11026 - 2A ICL	550	1 Bedroom	5/31/2026	\$2,300	\$27,600	
5	11024 - 2A St Vincent Hospital	550	2 Bedroom	5/31/2026	\$1,950	\$23,400	
6	11024 - 2B Niasia Howard	550	2 Bedroom	MTM	\$2,033	\$24,396	
Totals: 6 Unit(s)		3,300		6 Unit(s)	\$13,969	\$167,628	

Total Annual Income	\$340,178
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Pro Forma

Financial Overview		
Revenue		
Commercial Revenue		\$150,617
Residential Revenue		\$167,628
CAM & RE Tax Riembursments		\$21,933
Total Gross Revenue		\$340,178
Vacancy and Credit loss	(3%)	(\$10,205)
Effective Gross Income		\$329,973
Expenses		
Real Estate Taxes		\$24,534
Water and Sewer		\$10,663
Insurance		\$10,443
Repairs & Maintenance		\$4,950
Management		\$9,899
Utilities		\$6,212
Heat		\$4,494
Total Operating Expenses		\$71,196
Net Operating Income		\$258,777

Asking Price: \$3,500,000 | 7.4% Cap Rate



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