

# 58-47 FRANCIS LEWIS BLVD

Bayside, NY 11364 | **Queens**

**FOR SALE**  
**ASKING PRICE \$6,000,000**  
**PRICE PER SQUARE FOOT \$286**



**FULLY-OCCUPIED THREE-STORY MEDICAL  
& OFFICE BUILDING OFF THE LONG ISLAND EXPWY**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Fully-Occupied Three-Story Medical & Professional Office Building

#2

### Tremendous Exposure on Francis Lewis Boulevard off Horace Harding Expressway

With +150,000 average annual daily traffic (AADT) along Francis Lewis Blvd & the Long Island Expressway

#3

### Convenient Location

Nestled in a highly frequented pass-through location providing easy access to other parts of Queens. Nearby points of interests include St. Francis Preparatory School, Cunningham Park, and the Fresh Meadows Shopping Center featuring retailers such as Starbucks, Kohl's, and AMC Fresh Meadows

#4

### Modern and Elegant Design

With an abundance of natural light and air



# PROPERTY OVERVIEW



## PROPERTY SUMMARY

### FINANCIAL SNAPSHOT

|                      |             |
|----------------------|-------------|
| Asking Price         | \$6,000,000 |
| Net Operating Income | \$372,717   |
| Office SF (Rentable) | 17,254      |
| Gross SF             | 21,000      |
| Price Per SF         | \$286       |

### PROPERTY INFORMATION

|                |  |
|----------------|--|
| Address        | 58-47 Francis Lewis Boulevard, Bayside, NY 11364 |
| County         | Queens   |
| Block          | 7451   |
| Lot            | 29   |
| Gross Lot SF   | 11,586 SF (approx.)                              |
| Lot Dimensions | 60' x 197' (approx.)                             |

### BUILDING INFORMATION

|                        |                      |
|------------------------|----------------------|
| Stories                | 3 (plus lower level) |
| Commercial Units       | 21                   |
| Office SF (Rentable)   | 17,254 SF (approx.)  |
| Gross SF               | 21,000 SF (approx.)  |
| Year Built / Renovated | 1974 / 2022          |

### ZONING

|        |            |
|--------|------------|
| Zoning | R3-2, C1-2 |
|--------|------------|

### NYC DEPT. OF FINANCE TAX INFORMATION

|                      |             |
|----------------------|-------------|
| Assessment (24/25)   | \$1,451,700 |
| Tax Rate             | 10.762%     |
| Gross Property Taxes | \$156,232   |
| Tax Class            | 4           |

**58-47 FRANCIS LEWIS BOULEVARD  
FOR SALE**

LOCATION MAP



**58-47 FRANCIS LEWIS BOULEVARD  
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# PROPERTY PHOTOS



58-47 FRANCIS LEWIS BOULEVARD  
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# INTERIOR PHOTOS



# CONTACT EXCLUSIVE AGENTS

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