ASKING PRICE \$6,000,000 PRICE PER SQUARE FOOT \$286

58-47 FRANCIS LEWIS BLVD

Bayside, NY 11364 | Queens



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



INVESTMENT HIGHLIGHTS



Fully-Occupied Three-Story Medical & Professional Office Building



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

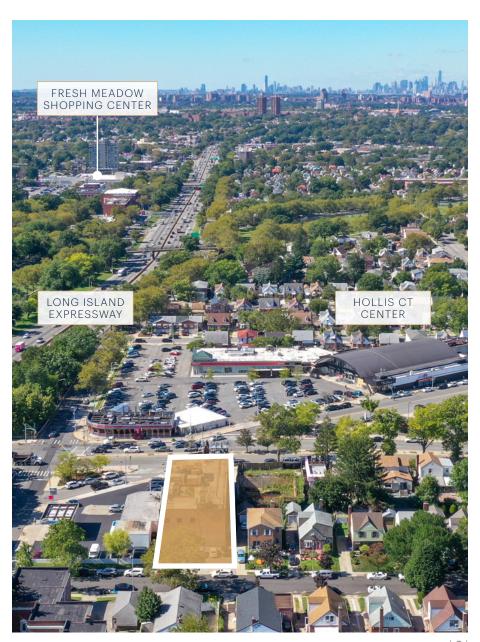
Convenient Location

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

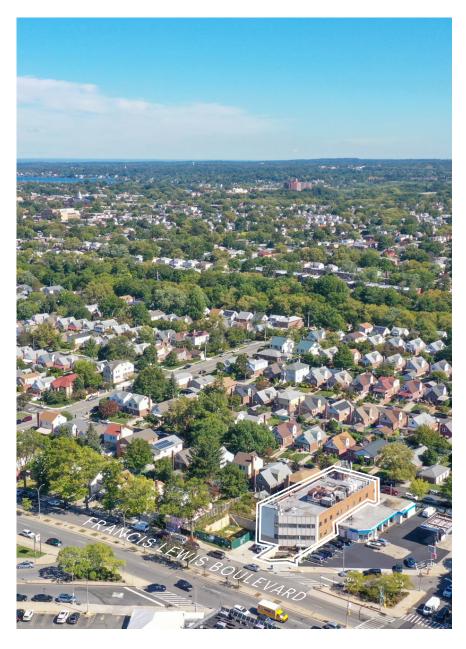


Modern and Elegant Design

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



PROPERTY PHOTOS







INTERIOR PHOTOS











CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

FOR FINANCING INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com 718.663.2639

646.290.2011

ADAM HAKIM

KEVIN LOUIE

klouie@ripcony.com 718.663.2642 **JAMES MURAD**

jmurad@ripcony.com 646.290.2012

ahakim@ripcony.com

ERIC DELAFRAZ

edelafraz@ripcony.com 718.663.2653

