



MIXED-USE BUILDINGS IN THE HEART OF FLUSHING

\$8,888,000

BUILDING HIGLIGHTS

Property Type: Mixed-Use

Lot Size: 6,174 SF

Building Size: 9,027 SF

Zoning: C4-2

Block & Lot: 04971-0022-0027

135-02-06-08 NORTHERN BLVD FLUSHING, NY 11354



EXCEPTIONAL INVESTMENTOPPORTUNITY





This corner commercial property on Flushing's prime Northern Boulevard offers a rare opportunity, with an impressive **frontage exceeding 100 feet**, featuring **over 9,000 SF** of usable space across **2 buildings** on a combined lot of **6,174 SF**.

With the expansive **2 frontages**, it's perfectly suited for **maximum exposure** and is fully equipped with **gas** service and expansive, connected **full basements**, providing flexibility for various business uses.

Zoned C4-2, the buildings offer immense development potential, perfectly situated in one of Flushing's most bustling and opportunity-rich neighborhoods. Ideal for dining, retail, entertainment, or service industries, and with **excellent prospects for future development**, this property promises strong returns for those looking to establish a **long-term** presence in Flushing's dynamic business districts.

PROPERTY INFO

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BUILDING SIZE 9,027 SF

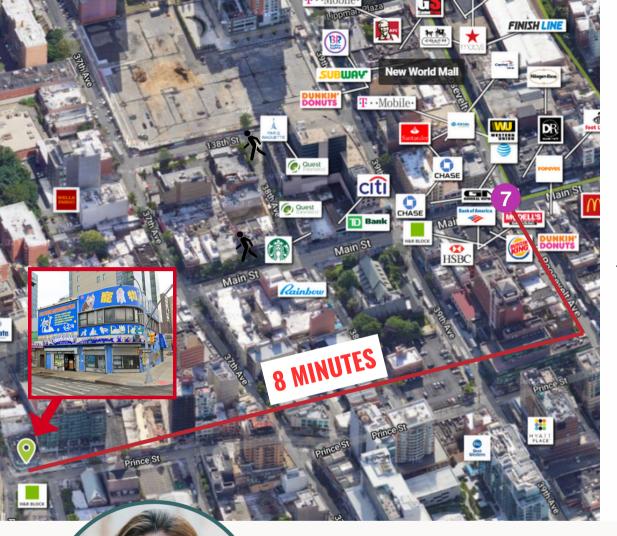
ZONING C4-2

BLOCK & LOT 04971-0022-0027

R.E. **TAX \$102,945**

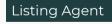
MAX FAR

MLS 3589348 STATUS
DELIVER VACANT



LOCATION! LOCATION!

These buildings boast an unbeatable location, just a 8-minute walk to the 7 train station and a 11-minute walk to the LIRR. Only 1 block from Main Street, this location is a hub of activity with enormous traffic and offers exceptional accessibility and visibility. You'll be at the heart of one of Flushing's busiest commercial hubs, with Macy's and New World Mall nearby!



Barbie Li

Lic. R.E Broker
Team Leader of BLT
Team Mentor of B2STARS

Schedule a Showing
Email us at *info@barbieliteam.com*More information
please call at *646-889-9988*





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