



B · SQUARE REALTY 盛世地產



BARBIE LI
REAL ESTATE TEAM

MIXED-USE BUILDINGS IN THE HEART OF FLUSHING

FOR SALE

\$8,888,000

BUILDING HIGHLIGHTS

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



ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

EXCEPTIONAL INVESTMENT OPPORTUNITY



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

PROPERTY TYPE

MIXED-USE

LOT SIZE

6,174 SF

BUILDING SIZE

9,027 SF

ZONING

C4-2

BLOCK & LOT

04971-0022-0027

R.E. TAX

\$102,945

MAX FAR

4.8

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!



Listing Agent

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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