

133-24 41st Road

Flushing, NY 11355

FOR SALE

ASKING PRICE \$13,800,000

WINZONE REALTY
Listing Agent: Vera Wu
646.633.2828
vera.yanhua.wu@gmail.com



INVESTMENT HIGHLIGHTS

Compelling \$13.8M Asking Price

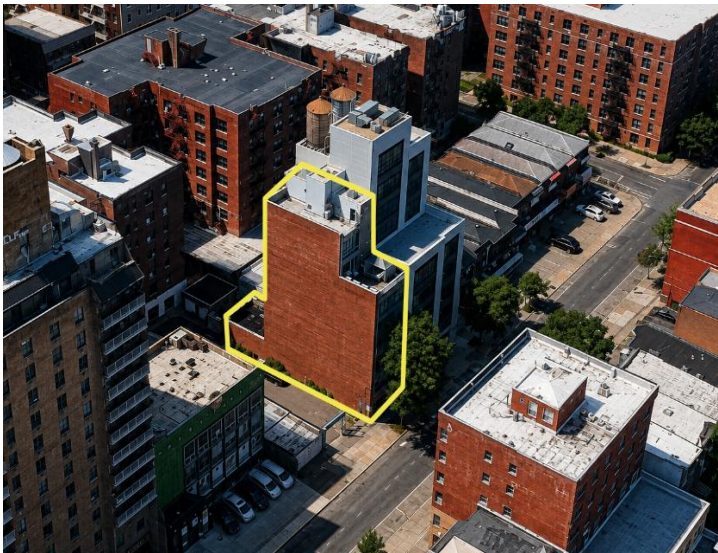
Approximately **\$958/SF** based on 14,399 SF of gross building area, offering an attractive basis for a modern Downtown Flushing asset.

Rare 2018-Built, 9-Story Property

Newer construction with substantial existing improvements, providing an opportunity to acquire a sizable standalone building well below typical replacement cost.

Prime Downtown Flushing Location

Positioned near **Main Street, the 7 Train and LIRR**, surrounded by dense residential and commercial activity with strong long-term owner-user and investment potential.



Property Overview

- **Prime Downtown Flushing Location** – Located on 41st Road in the heart of one of Queens' most active commercial and residential neighborhoods.
- **14,399 SF Building** – **9-story** commercial building situated on an approximately **2,500 SF lot**.
- **Modern Construction** – Built in **2018**, offering significantly newer construction than much of the surrounding building stock.
- **Excellent Transit Access** – Convenient access to the **7 Train, LIRR Flushing–Main Street station, and multiple bus lines**.
- **Strong Foot Traffic & Demographics** – Surrounded by dense residential development, restaurants, retail, professional services, and community facilities.
- **Strategic Flushing Position** – Minutes from **Main Street, Kissena Boulevard, and the core Downtown Flushing retail district**.

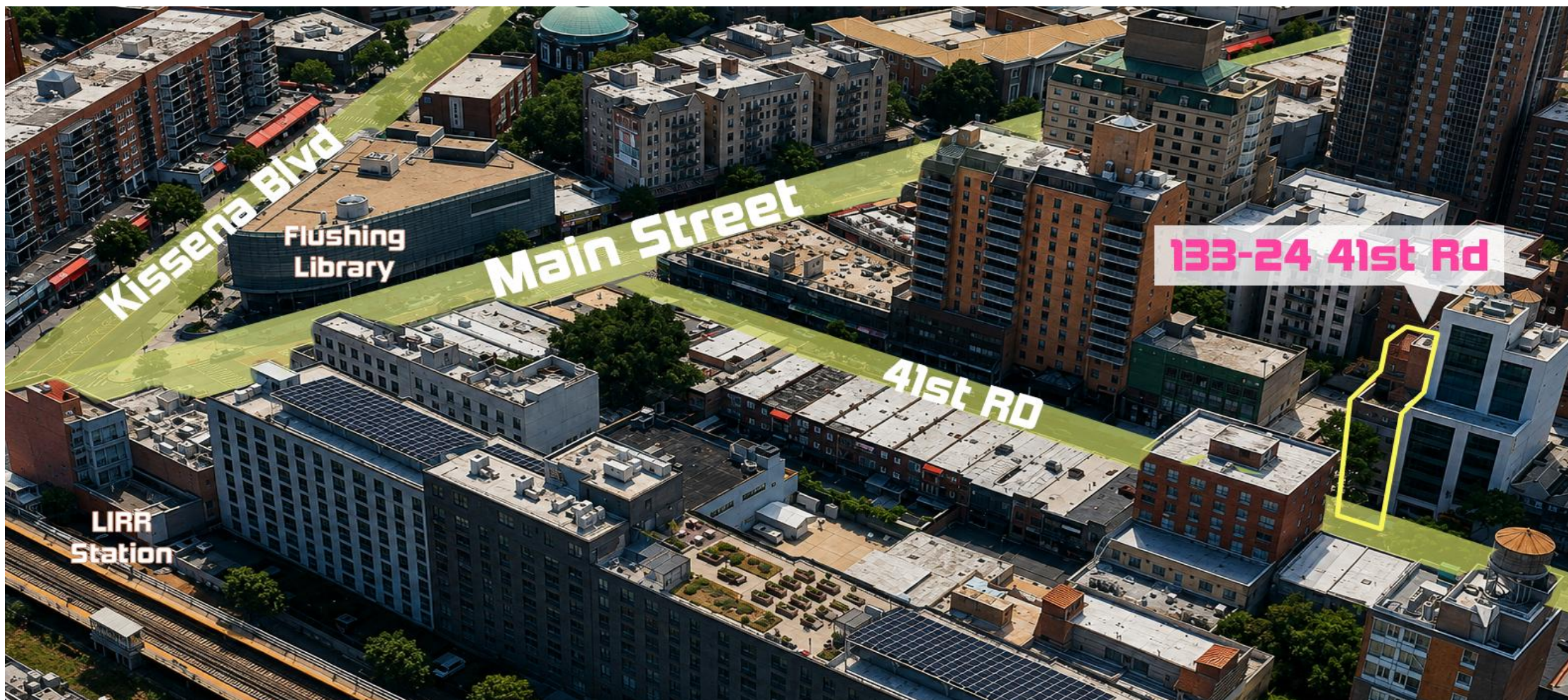


PROPERTY SUMMARY	
THE OFFERING	
Property Address	133-24 41st Road, Flushing, NY 11355
Neighborhood	Downtown Flushing
Cross Streets	Main Street / College Point Boulevard area
Block / Lot	5042 / 22
Lot Dimensions	25' × 100'
Lot SF	2,500 SF
Gross Building SF	14,399 SF
Building Dimensions	Approx. 25' × 70'
Stories	9
Year Built	2018
Building Class	P9 – Miscellaneous Indoor Public Assembly
Commercial Units	1
ZONING INFORMATION	
Zoning District	R6
Commercial Overlay	None
Special District	None
Community District	Queens 7
School District	25
Residential FAR	2.43
Residential Zoning Floor Area	6,075 SF
Existing FAR	5.76
TAX INFORMATION	
Tax Year	July 1, 2026 – June 30, 2027
Annual Property Taxes	\$37,510 (after abatement)
Tax Class	4

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Surrounding Area



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