



EXCLUSIVE OFFERING MEMORANDUM

100% LEASED PROFESSIONAL OFFICE BUILDING WITH PARKING

4221 - 4223 FRANCIS LEWIS BLVD • BAYSIDE NY 11361



OFFERING HIGHLIGHTS



- Excellent location in desirable and affluent Northeast Queens sub-market
- High concentration of quality medical offices in the immediate area including New York Presbyterian Medical Group, Davita Kidney Care, Lenix Hill Radiology, North Hill Surgical Center and other medical practices
- Located near the signalized corner of Francis Lewis Blvd and Northern Blvd with over 35,000 Vehicles Per Day traffic, the subject property features high signage visibility and 100' frontage
- Current ownership recently made capital improvements to the roof, HVACs, elevator and building security system
- A variation of long - and short-term leases allows to improve financial performance in the near future while having stable cash flow
- Elevator ADA-accessible building with on site parking lot

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:

ANTON MARCHUK
ASSOCIATE BROKER
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EXECUTIVE SUMMARY



\$4,950,000 / (\$624 per SF)

Asking Sale Price

100%

Occupancy

7,930 Sq Ft

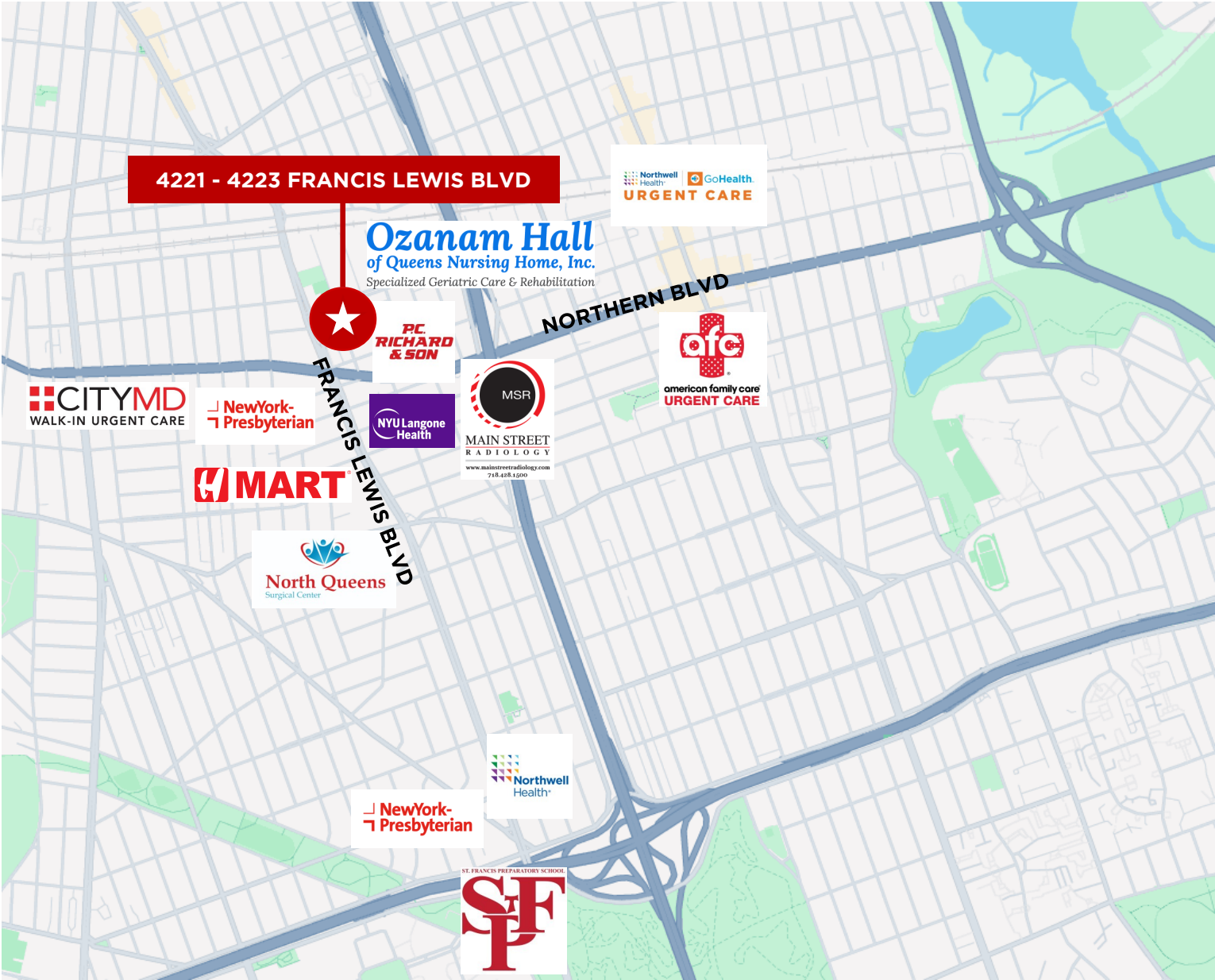
Building Size

12 Spaces

Parking



AREA MAP

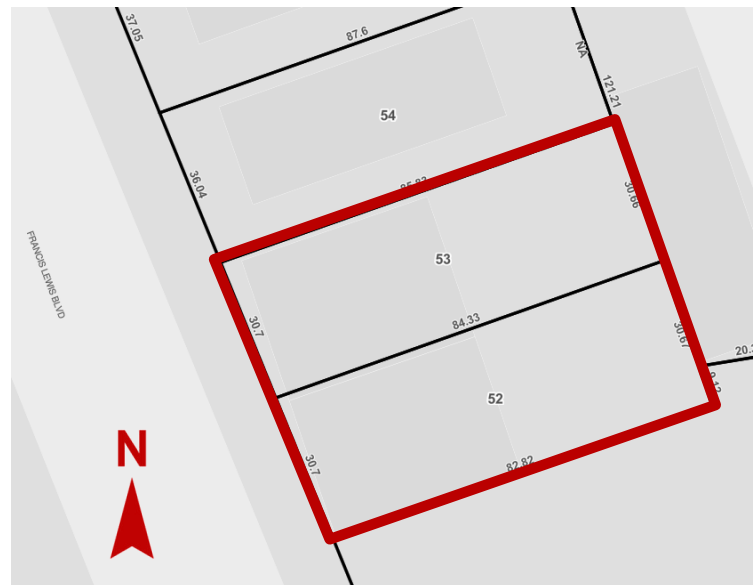


PROPERTY INFORMATION



PROPERTY INFORMATION

PROPERTY ADDRESS	Total	42-21 Francis Lewis Blvd	42-23 Francis Lewis Blvd
BLOCK - LOT	6258 - 52, 53	6258 - 53	6258 - 52
ZONING	R3-2, C2-2	R3-2, C2-2	R3-2, C2-2
LOT AREA (SF)	5,171 SF	2,608 SF	2,563 SF
LOT DIMENSIONS	61'34 x 85'75	30'67 x 85'75	30'67 x 84'25
BUILDING AREA(SF)	7,930 SF		
NUMBER OF STORIES	4		
PARKING	12 Spaces		
YEAR BUILT	1988		
BUILDING CLASS	Office Buildings O7		
REAL ESTATE TAXES (24/25)	\$56,381.04	\$30,994.56	\$25,386.48



BUILDING DESCRIPTION



Mezzanine Floor

- Four private offices, public bathrooms, storage, roof access

2nd Floor

- Two private offices

1st Floor

- Two private offices

Lobby

- Main entrance, waiting area

Lower Level

- Two private offices, parking lot entrance

Cellar

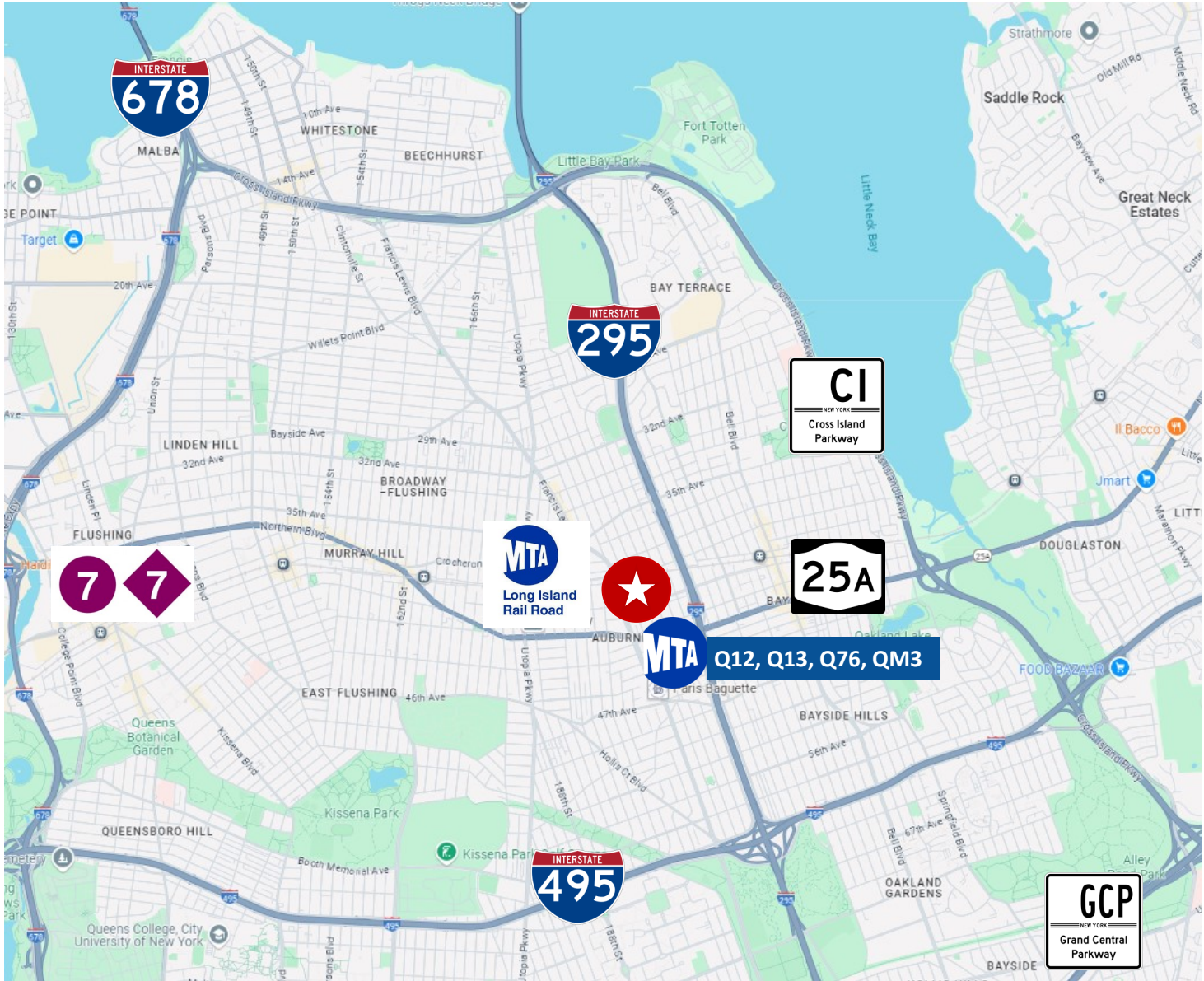
- Utility room, meters, elevator mechanical room, storage



PROPERTY PHOTOGRAPHS



TRANSIT MAP



CERTIFICATES OF OCCUPANCY



200,000

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS. DATE: 6/30/88 NO. Q. 208222

This certificate supersedes C.O. No. _____ ZONING DISTRICT C2-2 in R3-2.

THIS CERTIFIES that the new ~~addition to existing~~ building premises located at
42- 21 Francis Lewis Blvd. Block 6258 Lot 53
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

N.B. 155/86

PERMISSIBLE USE AND OCCUPANCY							
STORY	FLOOR AREA S.F.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING REQUIREMENTS PERMITTED	BUILDING CODE REQUIREMENTS	ZONING USE GROUP	BUILDING TYPE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	9			6	E	Office & Accessory Uses.
1st.	50	16			6	E	Office.
2nd.	50	18			6	E	Office.
Mezz.	50				6	E	Storage Accessory to Office.
							PERMITTED ACCESSORY OPEN PARKINGS.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
ON THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT FORMULATED UNDER DIST. REG.

OPEN SPACE USES _____
(SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT _____ COMMISSIONER P. Beckford

☐ ORIGINAL ☒ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

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Cellar	O.G.	7			6	E	Office & Accessory Uses.
1st.	50	19			6	E	Office.
2nd.	50	20			6	E	Office.
MEZZ.	50				6	E	Storage Accessory to Office.
							PERMITTED ACCESSORY OPEN PARKINGS.

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