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13340 37th Avenue, Flushing, New York 11354

MLS#: **875158**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Multi Family**

Price: **\$4,380,000**
DOM: **233**



City/Township: **New York**
Post Offc/Town: **Flushing**
Yr Built: **2004**
Property Cond: **Actual**
Building Name:
Waterfront: **No**

County: **Queens**
Stories in Bldg: **4**
Building Area Total Sqft: **4,944 Public Records**
Acre(s): **0.03**
Lot Size SqFt: **1,515**

Public Remarks

Prime Mixed-Use Investment in the Heart of Downtown Flushing A rare opportunity to acquire a fully leased (with the exception of the basement) mixed-use building in one of the most dynamic and fast-growing corridors of Flushing. This well-maintained property offers a strong, stable income stream today with significant upside for tomorrow. Basement: Vacant and ready for lease — an ideal space for a new tenant looking to capitalize on Flushing's unmatched foot traffic. First Floor: Occupied by a popular, well-established dessert restaurant with strong brand recognition and reliable rental income. Second Floor: Leased to a long-term office tenant, providing consistent and dependable revenue. Third & Fourth Floors: Each features a spacious 3-bedroom, 2-bath residential unit, generating excellent rental income in a high-demand neighborhood. With a projected cap rate of approximately 6%, this property is low-maintenance, easy to manage, and perfectly suited for both seasoned investors and those seeking a stable, hands-off return. Positioned in a rapidly developing section of Downtown Flushing, this asset offers the perfect blend of current cash flow and future appreciation. Don't miss your chance to secure a solid, income-producing property in one of Queens' most vibrant commercial and residential hubs.

Interior Features

Basement: **Yes, Finished, See Remarks, Walk-Out Access**
Accessibility Feat: **Accessible Elevator Installed**
Total Vacancies: **1**
Elevator:
Entry Level:

Systems & Utilities

Cooling: **Individual, Varies by Unit, Wall/Window Unit(s)**
Heating: **Baseboard, Ducts, Natural Gas**
Utilities: **Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected**
Electric Co: **Con-Edison**
Electric Meters: **6**
Heat Units: **5**
Sewer: **Public Sewer**
Water: **Public**
Water/Sewer Expense:
Other Equip:
Gas Meters: **5**
Tenant Pays:

Property/Tax/Legal

Tax ID#: **04972-0034**
Permitted Uses:
Property Attchd: **Yes**
Taxes Annual: **\$42,754.64**
Assessed Value: **\$403,650**
Tax Year: **2024**
Tax Source: **Municipality**
of Lots:

Listing/Contract Info

Addl Fees: **No**
Addl Fee Desc:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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