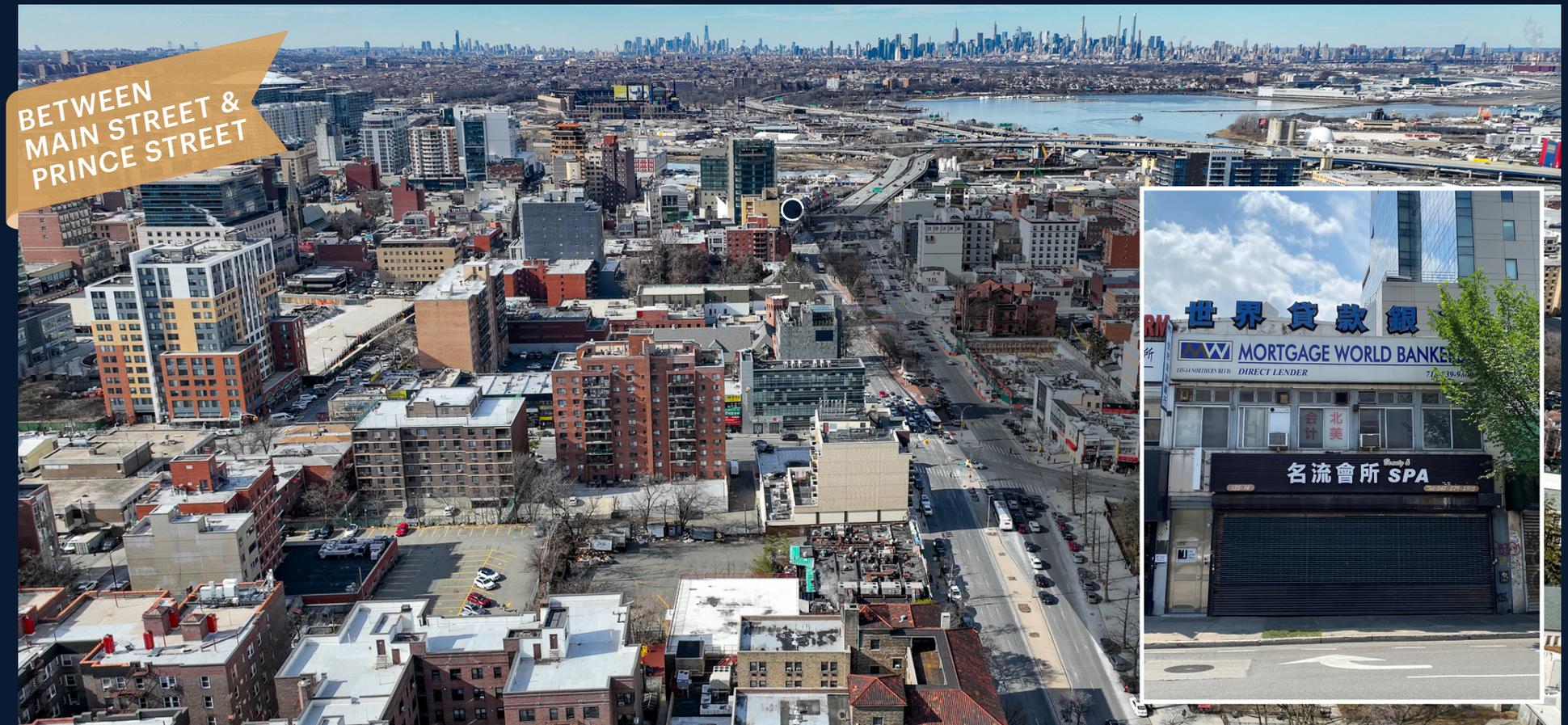


FOR SALE
SUBMIT ALL OFFERS

135-14 NORTHERN BOULEVARD

Flushing, NY 11354 | Queens



TWO-STORY COMMERCIAL BUILDING IN
FLUSHING WITH OWNER-USER POTENTIAL

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Prime Northern Boulevard Location

Just off Main Street with +56,000 annual average daily traffic (AADT)

#2

Conveniently Located

Steps from the 7-train and Long Island Railroad at Main St & Roosevelt Ave

#3

Surrounded by Luxury Condominium Projects & Highest Paying Retail Tenants in Queens

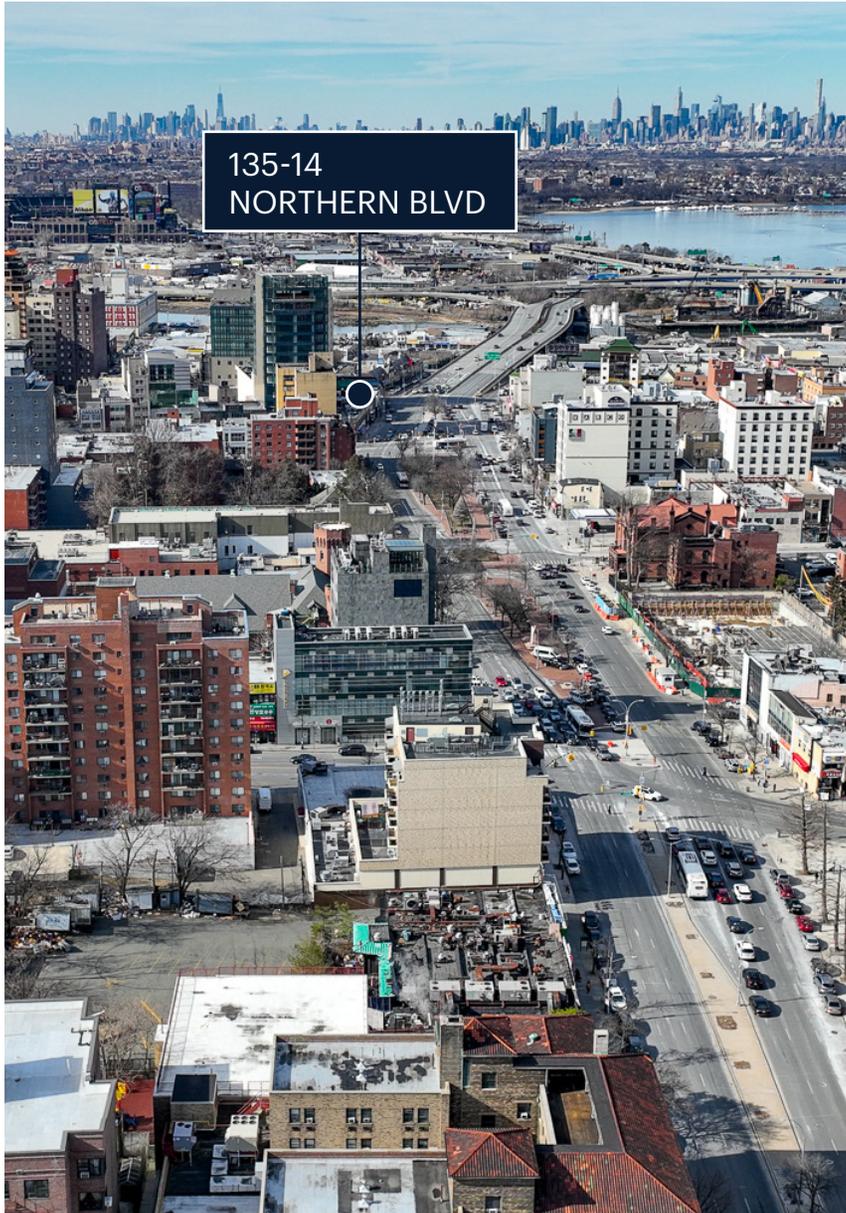
#4

Property Will Be Delivered Vacant

Providing an ideal owner-user or investment opportunity



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	135-14 Northern Boulevard, Flushing, NY 11354
Location	Located on the south side of Northern Boulevard between Main Street and Prince Street
Block	4971
Lot	29

PROPERTY INFORMATION

Gross Lot SF	2,368 SF (approx.)
Lot Dimensions	32' x 70' (irr.)
Stories	2 plus lower level
Building SF	4,400 SF (approx.)
Building Dimensions	32' x 70' (irr.)

ZONING INFORMATION

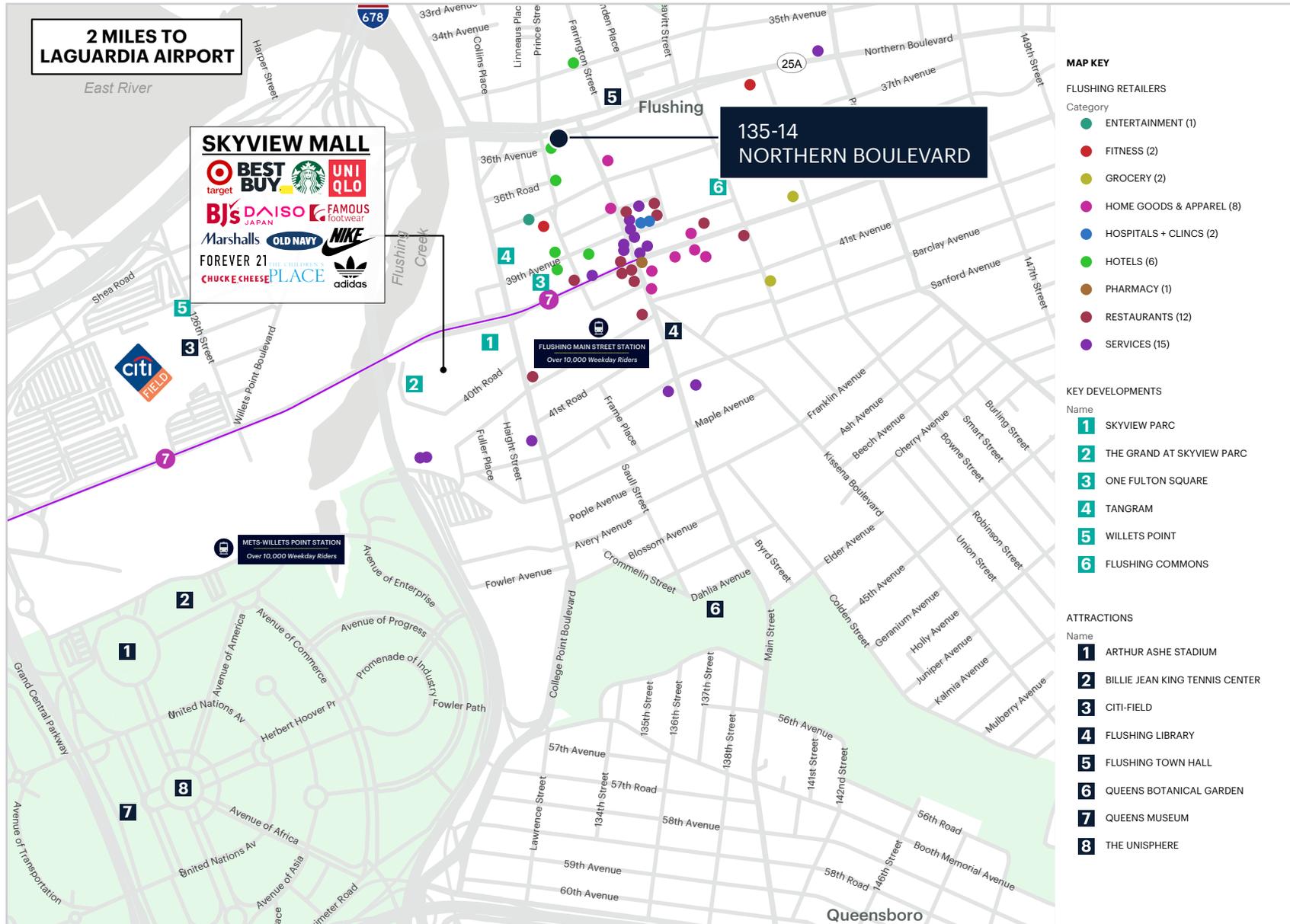
Zoning	C4-3
Commercial FAR (As-of-Right)	3.40
Buildable SF (As-of-Right)	8,051 SF (approx.)
Community Facility FAR	4.80
Community Facility / Total BSF	11,366 SF (approx.)
Less Existing Structure	(4,400) SF (approx.)
Available Air Rights	6,966 SF (approx.)

NYC FINANCIAL INFORMATION

Assessment (23/24)	\$353,250
Tax Rate	10.6460%
Taxes (23/24)	\$37,607
Tax Class	4

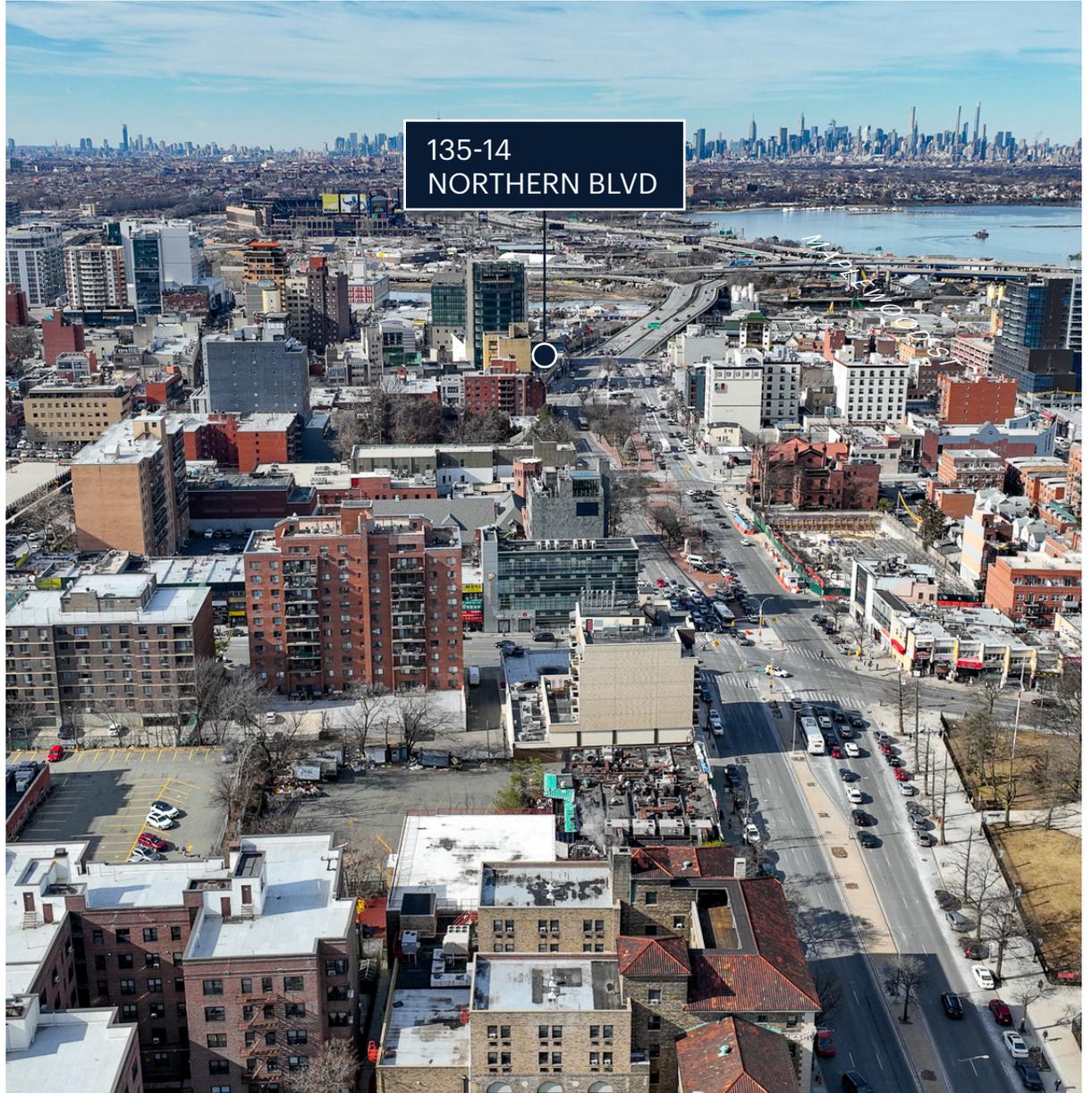
**135-14 NORTHERN BOULEVARD
FOR SALE**

SURROUNDING AREA MAP



135-14 NORTHERN BOULEVARD
FOR SALE

PROPERTY PHOTOS



135-14
NORTHERN BLVD

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