



106-15 NORTHERN BLVD

OFFERING MEMORANDUM



STEVE ZHU TEAM

COMPASS
COMMERCIAL

106-15 NORTHERN BLVD

Is being offered at
\$3,500,000

THE OFFERING

Steve Zhu Team is pleased to present a rare, fully leased mixed-use investment property located at 106-15 Northern Boulevard, Flushing, NY 11368. This asset offers strong in-place income and exceptional redevelopment potential in one of Queens' most dynamic commercial corridors.

THE OPPORTUNITY

Prime Location: Located in a highly accessible and vibrant corridor, the property offers exceptional visibility and connectivity to major transportation routes and nearby amenities. Its central positioning drives strong tenant demand and long-term value growth within a thriving Queens submarket.

Tenant Efficiency: All tenants are separately metered for gas and electric, minimizing ownership expenses and streamlining operations. This structure ensures predictable cash flow and efficient property management.

Zoning Advantage: Zoned R6A, C2-4, the property allows for flexible redevelopment and future expansion. Investors benefit from strong zoning optionality and potential for long-term value creation.

Stable Cash Flow: Fully leased with a diverse tenant mix, the property delivers consistent income and balanced revenue streams. Its occupancy profile provides both immediate returns and lasting financial stability.

Shared Operating Costs: Commercial tenants share water expenses, reducing ownership costs and enhancing NOI performance. This efficient cost structure supports steady investment returns.

Investment Opportunity: A rare opportunity to acquire a fully leased mixed-use asset with strong income and redevelopment potential. Combining stable cash flow, low operating costs, and strategic zoning, this property presents an ideal balance of immediate yield and long-term upside.

LISTING METRICS

4 TOTAL UNITS	5,540 TOTAL SQUARE FEET	K4 TAX CLASS	7 NEARBY TRANSPORTATION
\$875,000 PRICE / UNIT	3 STORIES	6% CAP RATE	



FINANCIAL INFORMATION



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\$3,500,000

OFFERING PRICE

PRICE PER SQUARE FOOT \$632

PRICE PER UNIT \$875,000

TOTAL SQUARE FEET 5,540

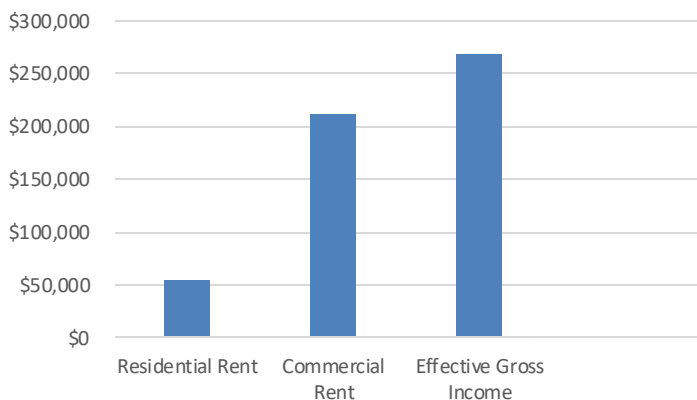
TOTAL UNITS 4

CURRENT CAP RATE 6%

STATUS

1FL-GROCERY STORE	Exp 1/2029 (+ 5-yr opt.)
1FL-TIRE SHOP	Exp 6/2029 (+ 5-yr opt.)
2FL-3B1B	M TO M
2FL-3B1B	M TO M

INCOME



INCOME

	Amount
Residential Rent	\$55,200
Commercial Rent	\$212,400
Effective Gross Income	\$267,600

EXPENSES

R.E. Taxes	\$47,140
Insurance	\$8,000
Utility - Water	\$4,200
Total Expense	\$59,340
Net Operating Income	\$208,260

SCHEDULE OF INCOME

UNIT BREAKDOWN	TOTAL	RENT
1FL-GROCERY STORE	1	\$68,400
1FL-TIRE SHOP	1	\$144,000
2FL-3B1B	1	\$27,600
2FL-3B1B	1	\$27,600

5,540

GROSS TOTAL
SQUARE FEET

\$632

\$/SF

6%

CAP RATE

4

TOTAL UNIT

PROPERTY DESCRIPTION



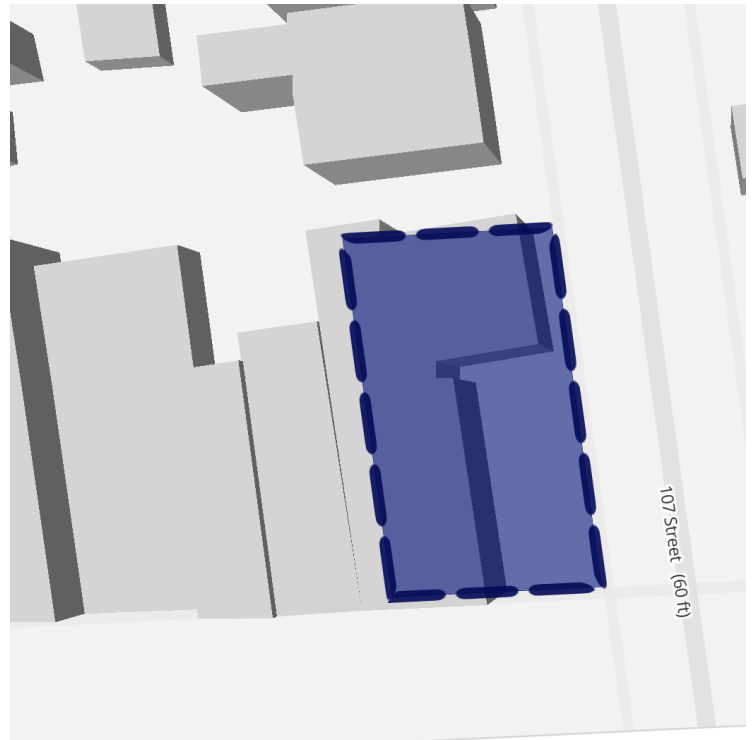
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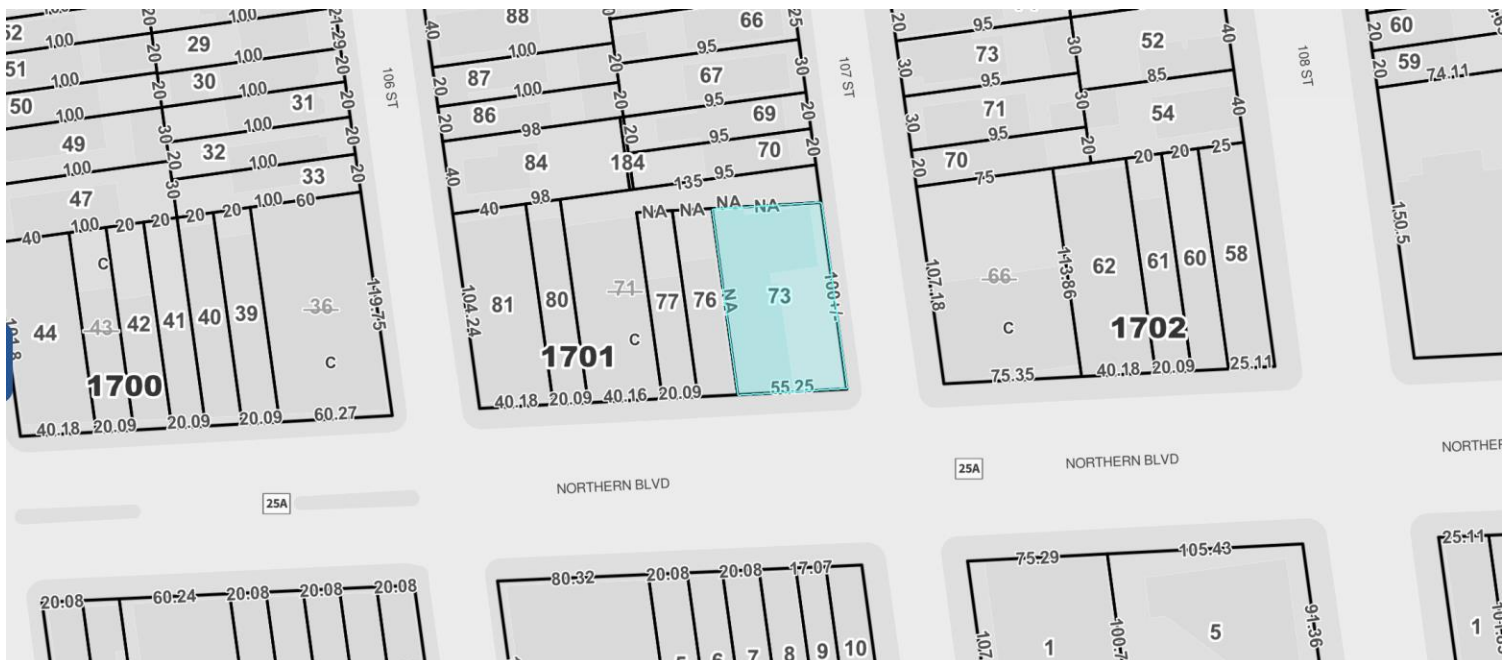
PROPERTY DESCRIPTION

106-15 NORTHERN BLVD

Neighborhood	Corona
Borough	Queens
Block & Lot	1701&73
Lot Dimensions	55.25 ft x 100 ft
Lot Area	5,500
Building Dimensions	28 ft x 57 ft
Gross Floor Area	5,540
Zoning	R6A,C2-4
Number of Floors	3
Total # of Units	4
Annual Tax Bill	\$47,140
Tax Class	K4

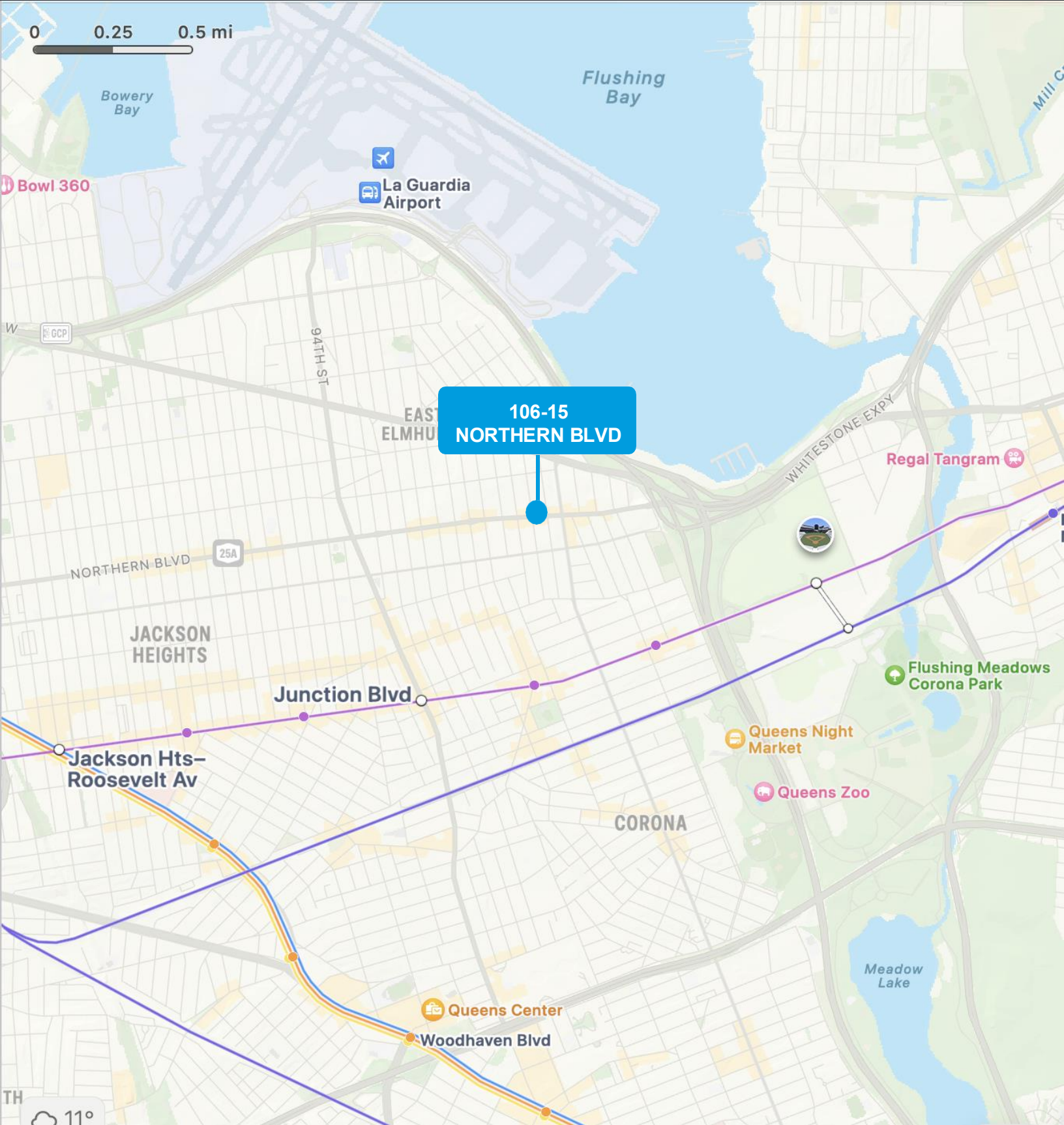


TAX MAP





MAP



106-15 NORTHERN BLVD

Zhu

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