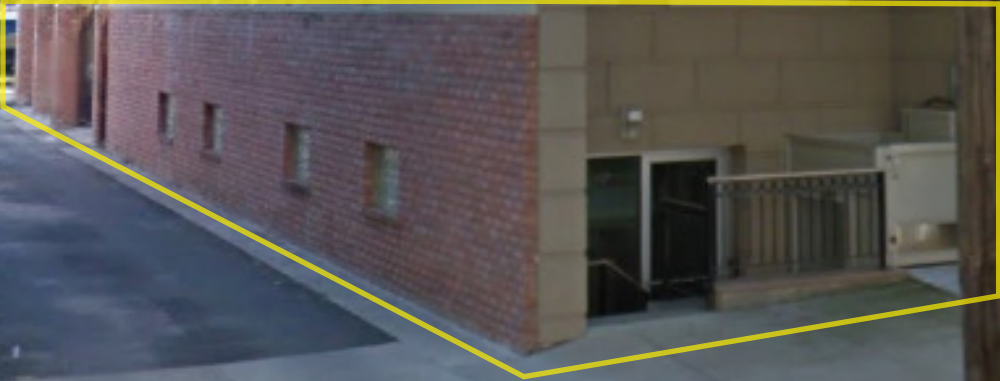


12-14

THIRTY FIRST AVENUE

ASTORIA | QUEENS



**MEDICAL/COMMUNITY
FACILITY CONDO**
OFFERING MEMORANDUM



12-14

THIRTY FIRST AVENUE

12TH & 14TH STREETS
ASTORIA | QUEENS

ASKING PRICE: \$499,000

PROPERTY INFORMATION:

Address	12-14 31st Avenue Queens, NY 11106
Property Type	Medical/Community Facility Office Condo
Units	1
Building Size	800
Building Dimensions	16x50

- RE tax \$1734.68 quarterly
- Common charges \$235/month
- ADA compliant & wheelchair lift
- Radiant gas heat
- Furnished/turnkey
- Ideal for owner/operator

HIGHLIGHTS:

Located near the **N & W** subway trains along 31st Street. Easily accessible via the Brooklyn-Queens Expressway and the Astoria Ferry Terminal. The Astoria Ferry is less than a half mile north on the Halletts Cove Peninsula. It offers a 30 minute ride to 34th Street and 45 minute ride to Wall Street in NYC with stops in Long Island City and Roosevelt Island.

11 minutes to La Guardia Airport and 25 minutes to JFK International Airport. Newark Liberty International Airport is 35 minutes away

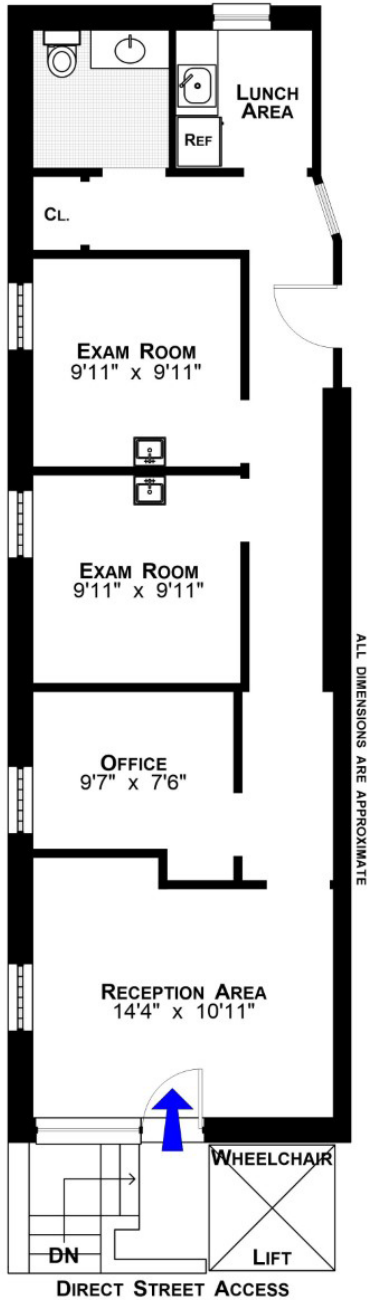


12-14

THIRTY FIRST AVENUE

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FLOOR PLAN



EXTERIOR



CONTACT OUR BROKERS FOR MORE INFORMATION:

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GeorgeS@ksrny.com

MARK GALLUCCI

M: 718.551.5387 | 212.417.9217 x236
MGallucci@ksrny.com

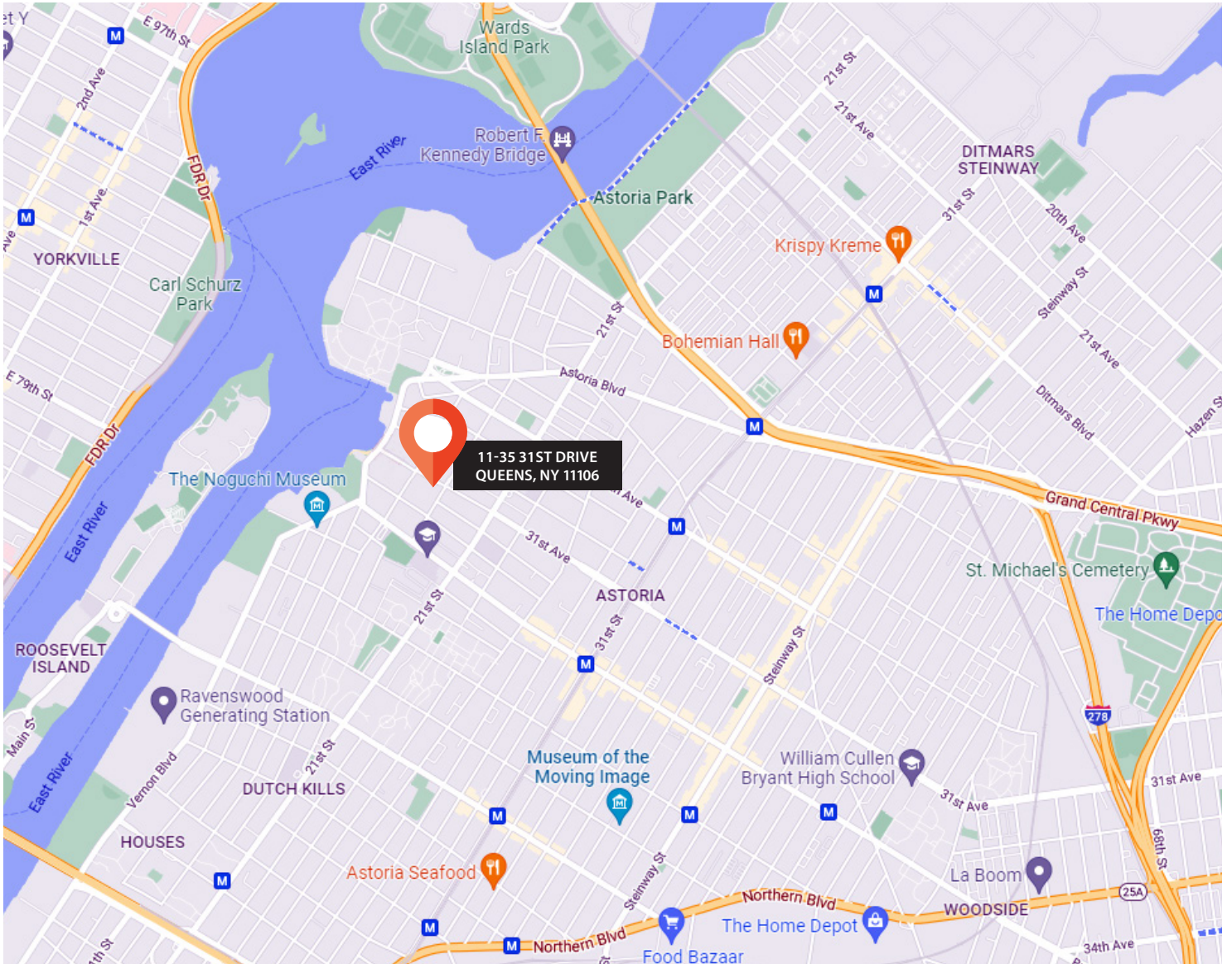
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