



## FRESH MEADOWS COMMERCIAL BUILDING

# **FOR SALE** \$6,880,000

#### **BUILDING HIGLIGHTS**

| <b>Property Type:</b> | Mixed Use                    |
|-----------------------|------------------------------|
| Building Size:        | 15,000 SF                    |
| Year Built:           | 2010                         |
| Unit:                 | 3 Retails + 2nd & 3rd Fl.    |
| Feature:              | 100% Fully Occupied          |
|                       | Private Parking Lot Included |

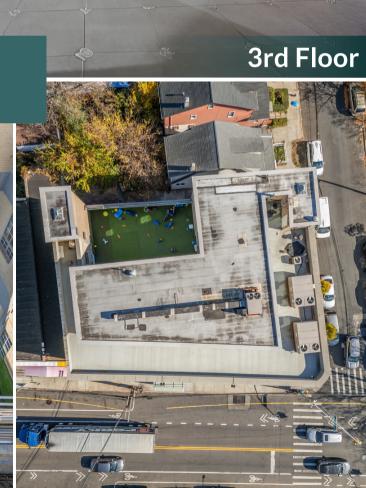
### 75-43 PARSONS BLVD FRESH MEADOWS, NY 11366

\*ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.\*



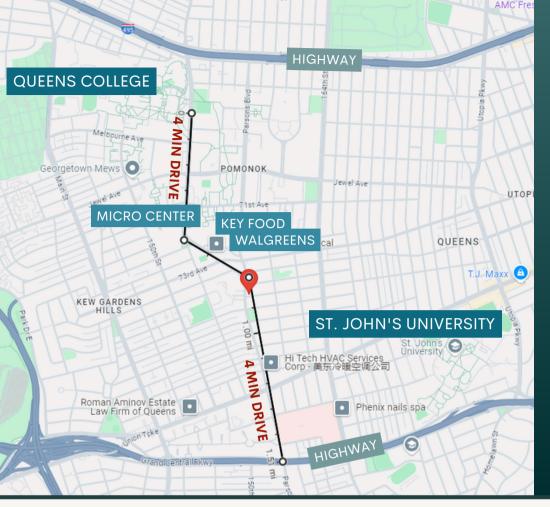
# PHOTOS

Parking Lot



### FINANCIAL OVERVIEW

|  | PRO                     | PERTY INCOME  |   |            |
|--|-------------------------|---|---|------------|
| UNIT   | LAYOUT                  | LEASE   | INCOME/M.*                                    | INCOME/Y.* |
| <b>Retail Space 1</b><br>Nilkanth Deli                     | Storefront + Basement   | Started 01/01/2021<br>Ending 12/31/2025<br>5+5 Option           | <b>\$4,240</b><br>(Increased by 3% Annually)  | \$50,880   |
| <b>Retail Space 2</b><br>Nexus Drugs                       | Storefront              | Started 09/01/2021<br>Ending 08/31/2026<br>5+5 Option           | <b>\$4,000</b><br>(Increased by 3% Annually)  | \$48,000   |
| <b>Retail Space 3</b><br>Taekwondo Studio                  | Storefront              | Started 07/01/2023<br>Ending 06/30/2033<br>10+5 Option          | <b>\$4,120</b><br>(Increased by 3% Annually)  | \$49,440   |
| <b>2nd Floor</b><br>Asian American Coalition for Education | 2nd Floor<br>(5,748 SF) | Started 11/01/2022<br>Ending 10/31/2027<br>5+5 Option           | <b>\$15,450</b><br>(Increased by 3% Annually) | \$185,400  |
| <b>3rd Floor</b><br>Chinese Church                         | 3rd Floor<br>(5,613 SF) | Started 01/01/2023<br>Ending 12/31/2032<br>(Can Deliver Vacant) | \$16,371*                                     | \$196,452* |
| TOTAL INCOME   |                         |   |   | \$530,172  |
|  | PROPERTY                | EXPENSE (ANNUA  | ALLY)   |            |
|  | \$98,950                |   |   |            |
|  | \$39,000                |   |   |            |
|  | \$24,750                |   |   |            |
| INSPECTION   |                         |   |   | \$200      |
| ELECTRICITY*   |                         |   |   | \$14,400   |
| TOTAL EXPENSE*   |                         |   |   | \$177,300  |
| *The income provided for the 3rd floor is projected.       |                         | CAP RATE  | NET INCOME                                    |            |
| 5.1%   |                         |   | 5.1%  | \$352,872  |



### AN EXCEPTIONAL INVESTMENT OPPORTUNITY

This prime commercial building is located in the heart of Fresh Meadows, **100% fully occupied**, perfect for investment opportunities. Almost 15,000 SF building size, the 3,355 SF 1st floor are **3 retail stores** with excellent visibility and heavy street traffic. The 2nd floor, spanning 5,748 SF, provides ample space for **offices** or **community centers**. The 3rd floor offers 5,613 SF of **C/O space**, which can be converted to accommodate residential use. The building includes a **private parking lot** with capacity for up to 8 cars.

Surrounded by multiple **national tenants**, near several bus stops (Q25 & Q34) and highways, and close to Queens College and other schools, this property benefits from **high traffic** and **convenient access** to major amenities, making it a fantastic opportunity for both commercial and residential uses. Don't miss out on this great investment opportunity!



### Listing Agent

### **Barbie** Li

**Lic. R.E Broker** Team Leader of BLT Team Mentor of B2STARS Schedule a Showing Email us at **info@barbieliteam.com** More information please call at **646-889-9988** 

#### ADD OUR WECHAT ACCOUNT





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