



B · SQUARE REALTY 盛世地產



BARBIE LI
REAL ESTATE TEAM

FRESH MEADOWS COMMERCIAL BUILDING

FOR SALE

\$6,880,000

BUILDING HIGHLIGHTS

- Property Type:** 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.



Retail Space



3rd Floor

PHOTOS



Parking Lot



FINANCIAL OVERVIEW

PROPERTY INCOME				
UNIT	LAYOUT	LEASE	INCOME/M.*	INCOME/Y.*
Retail Space 1 Nilkanth Deli	Storefront + Basement	Started 01/01/2021 Ending 12/31/2025 5+5 Option	\$4,240 (Increased by 3% Annually)	\$50,880
Retail Space 2 Nexus Drugs	Storefront	Started 09/01/2021 Ending 08/31/2026 5+5 Option	\$4,000 (Increased by 3% Annually)	\$48,000
Retail Space 3 Taekwondo Studio	Storefront	Started 07/01/2023 Ending 06/30/2033 10+5 Option	\$4,120 (Increased by 3% Annually)	\$49,440
2nd Floor Asian American Coalition for Education	2nd Floor (5,748 SF)	Started 11/01/2022 Ending 10/31/2027 5+5 Option	\$15,450 (Increased by 3% Annually)	\$185,400
3rd Floor Chinese Church	3rd Floor (5,613 SF)	Started 01/01/2023 Ending 12/31/2032 (Can Deliver Vacant)	\$16,371*	\$196,452*
TOTAL INCOME				\$530,172
PROPERTY EXPENSE (ANNUALLY)				
R.E. TAX				\$98,950
WATER*				\$39,000
INSURANCE				\$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%	\$352,872

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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
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