



DGNY
Commercial

15011 NORTHERN BLVD, FLUSHING, NY
MIXED-USE BUILDING FOR SALE \$3,300,000
4 APARTMENTS. DOCTOR'S OFFICE. FINISHED BASEMENT.



Lisa Ferraro
Licensed Real Estate Salesperson
516.639.1867
lisa.ferraro@dgnycommercial.com

Rosalyn Hu Meyer
Real Estate Salesperson
917.887.2687
rosalynmeyer@danielgale.com

Stephanie Danias
Real Estate Salesperson
516.848.6814
stephaniedanias@danielgale.com

Building Description & Financials

Apartments: 2nd, 3rd & 4th Floors

DGNY | Commercial

Lisa Ferraro
Licensed Salesperson
175 Broadhollow Road, Suite 140
Melville, NY 11747
Office: +1 516 402 3469
lisa.ferraro@dgnyccommercial.com
www.dgnyccommercial.com

150-11 Northern Blvd Flushing Financial Information

Built in 2005 | 7,850sqft Total
1st FL Doctor Office, 2nd FL - 3Bed 2Bath Apt, 3rd FL - 3Bed 2Bath Apt,
4th FL A- Duplex 2Bed 2Bath, 4B - Duplex 2Bed 2Bath
Basement - Walkup, daycare

Gross Operating Income (Rental)

\$8,554 - Doctor Office (2Yrs)
\$2,500 - 2nd Floor
\$1,935 - 3rd Floor
\$1,504 - 4th Floor A
\$1,650 -4th floor B

Total: \$16,143/monthly

Annual GOI: \$193,716

Owner Operating Expenses

\$5,866 - Insurance
\$4,000 - Water (pro-forma)
\$92,000 -Taxes
\$1,200 - Electric
\$1,500 - Sprinkler & Fire Safety

Total OOE: \$104,566

Pro Forma Operating Income

\$8,554 - 1st Floor
\$2,500 -2nd Floor
\$1,935 - 3rd Floor
\$1,504 - 4th Floor A
\$1,650 - 4th floor B
\$2,500 - Basement

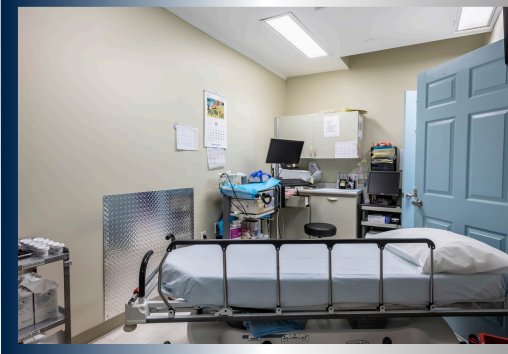
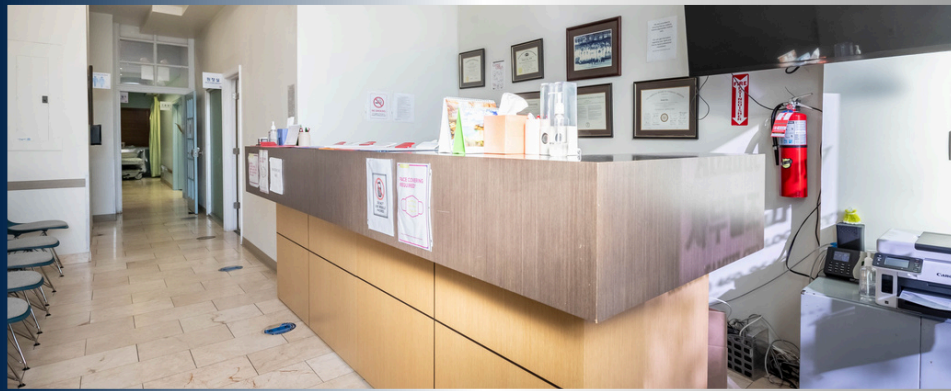
Total: \$18,643 monthly

Annual Pro Forma OI: \$223,716

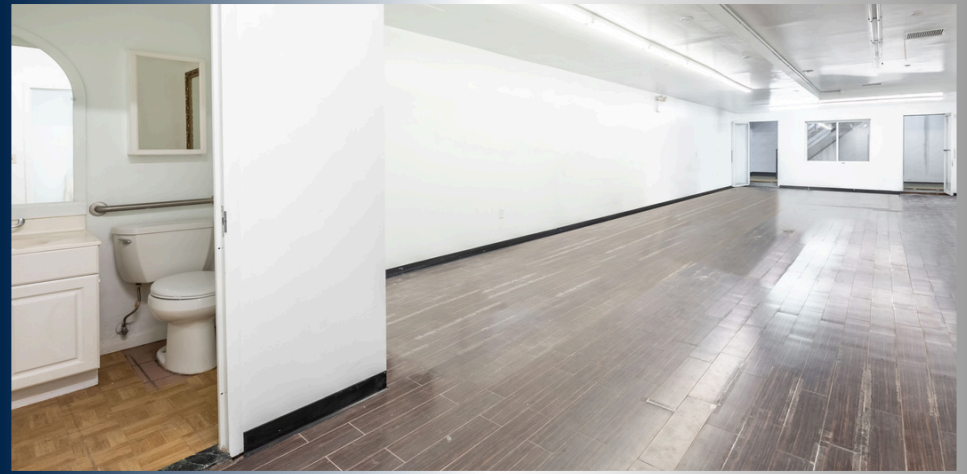


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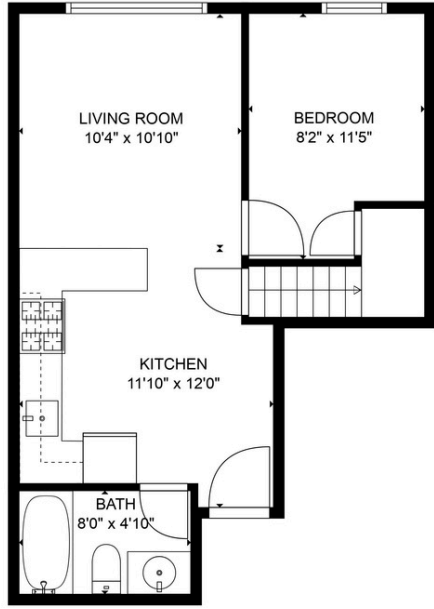
Doctor Office: First Floor



Basement and Utilities

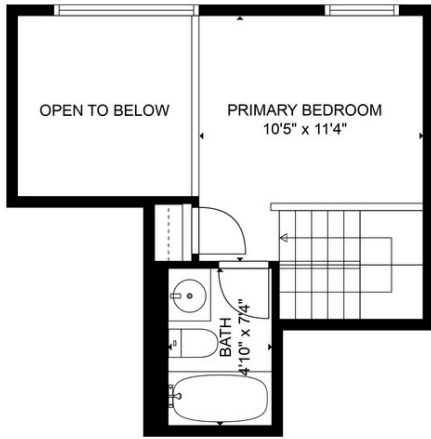


Floor Plans:

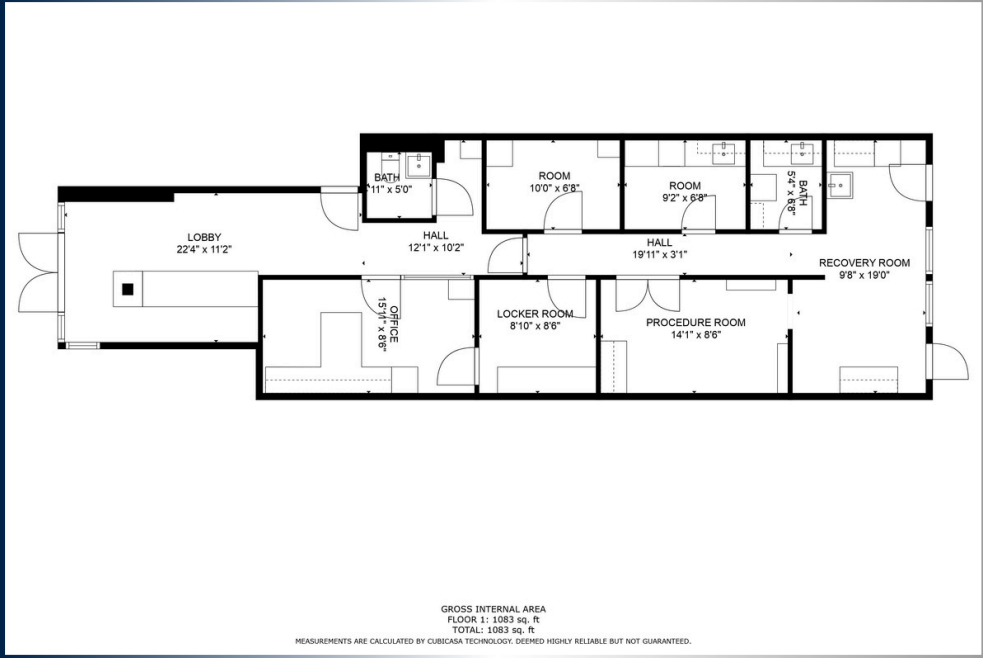


FLOOR 1

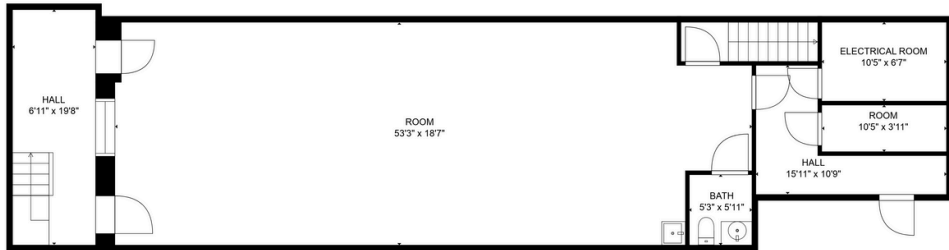
GROSS INTERNAL AREA
 Below Ground: 402 sq. ft., FLOOR 2: 183 sq. ft.
 EXCLUDED AREAS: OPEN TO BELOW: 68 sq. ft.
 TOTAL: 585 sq. ft.
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



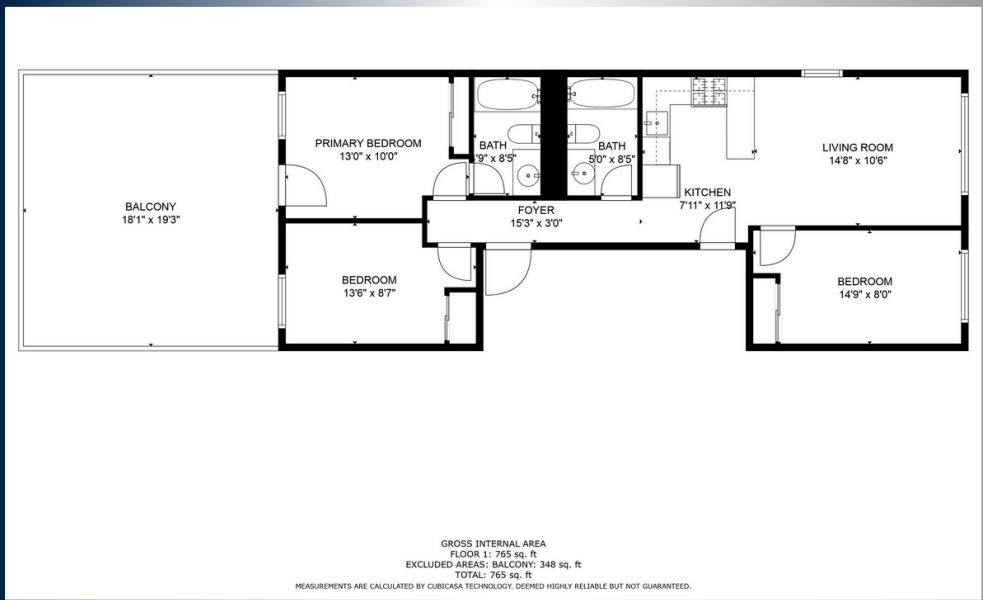
FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1083 sq. ft.
 TOTAL: 1083 sq. ft.
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



GROSS INTERNAL AREA
 FLOOR 1: 1047 sq. ft.
 EXCLUDED AREAS: ELECTRICAL ROOM: 73 sq. ft., ROOM: 45 sq. ft., HALL: 228 sq. ft.
 TOTAL: 1047 sq. ft.
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



GROSS INTERNAL AREA
 FLOOR 1: 765 sq. ft.
 EXCLUDED AREAS: BALCONY: 348 sq. ft.
 TOTAL: 765 sq. ft.
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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For more information on this exclusive, contact:

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