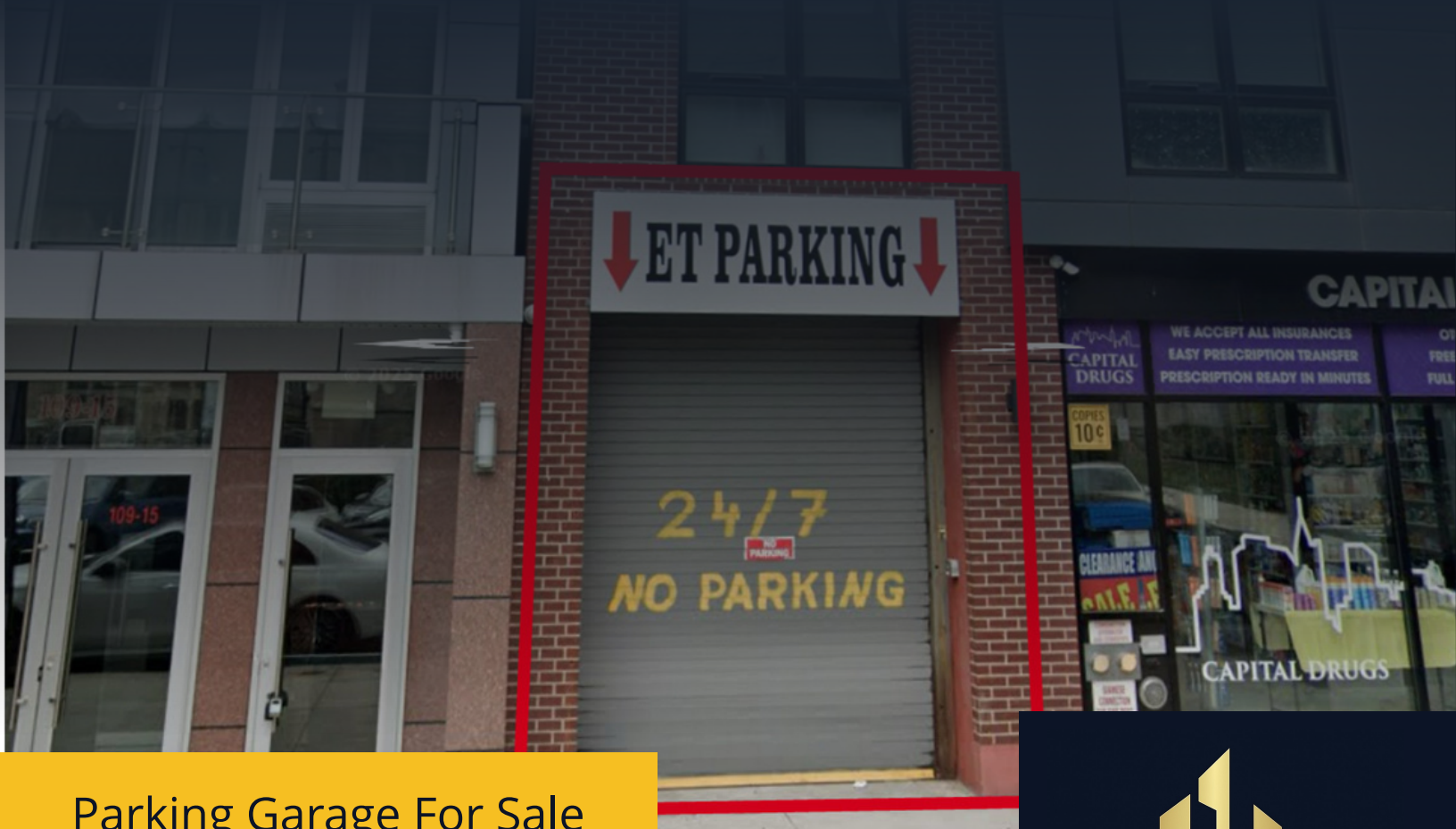


PARKING GARAGE FOR SALE

109-19 72nd Road, Forest Hills, NY



Parking Garage For Sale

PROPERTY DESCRIPTION

Prime parking garage for sale in the heart of Forest Hills, featuring 22 parking spots available for rent at \$300-\$350 per month for a potential annual income of \$79,200-\$92,400. Annual expenses +/- \$42,000. Potential NOI \$37,200-\$50,400. The property includes a private office and bathroom for on-site management, and the owner has pending Department of Buildings approval for 15 electric vehicle charging stations, offering significant future income potential as EV demand continues to rise.

PROPERTY HIGHLIGHTS

- Prime Forest Hills location
- 22 parking spaces at \$300-\$350/month each
- Potential NOI \$37,200-\$50,400
- Private on-site office and bathroom
- Pending DOB approval for 15 EV charging stations
- Strong future income upside with EV demand
- Ideal for investors. operators. or portfolio add-on



HedgeStone
COMMERCIAL
REAL ESTATE

VINCENT GEBBIA

President

516.695.4898

vincent.gebbia@hedgestone.com

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

PARKING GARAGE FOR SALE

109-19 72ND ROAD, FOREST HILLS, NY 11375



PROPERTY DESCRIPTION

Prime parking garage for sale in the heart of Forest Hills, featuring 22 parking spots available for rent at \$300-\$350 per month for a potential annual income of \$79,200-\$92,400. Annual expenses +/- \$42,000. Potential NOI \$37,200-\$50,400. The property includes a private office and bathroom for on-site management, and the owner has pending Department of Buildings approval for 15 electric vehicle charging stations, offering significant future income potential as EV demand continues to rise.

PROPERTY HIGHLIGHTS

- Prime Forest Hills location
- 22 parking spaces at \$300-\$350/month each
- Potential NOI \$37,200-\$50,400
- Private on-site office and bathroom
- Pending DOB approval for 15 EV charging stations
- Strong future income upside with EV demand
- Ideal for investors, operators, or portfolio add-on

OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	40,521	305,327	739,458
Total Population	89,479	903,978	2,130,061
Average HH Income	\$137,312	\$101,653	\$101,982

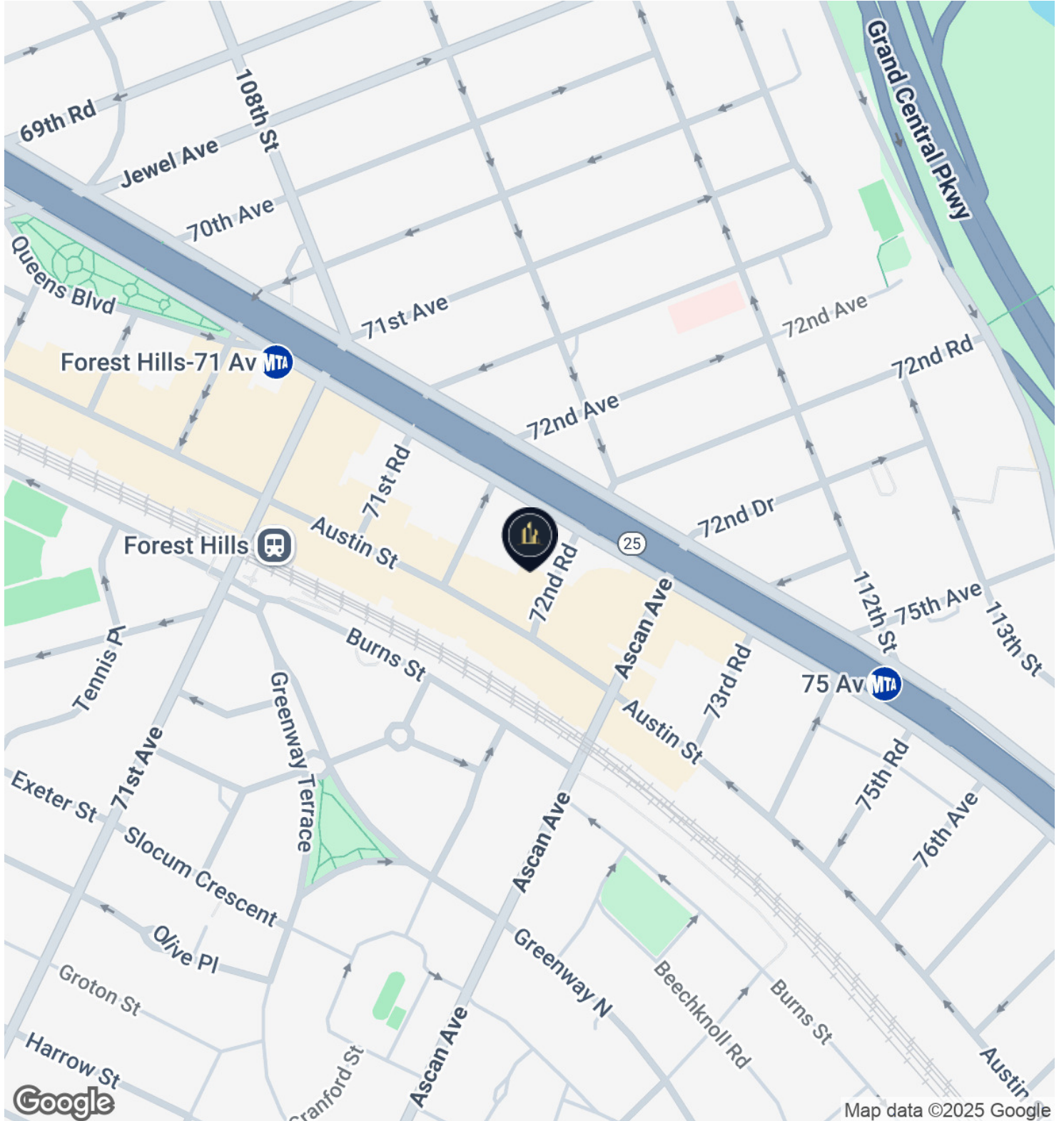
Additional Photos

PARKING GARAGE FOR SALE
109-19 72ND ROAD, FOREST HILLS, NY 11375



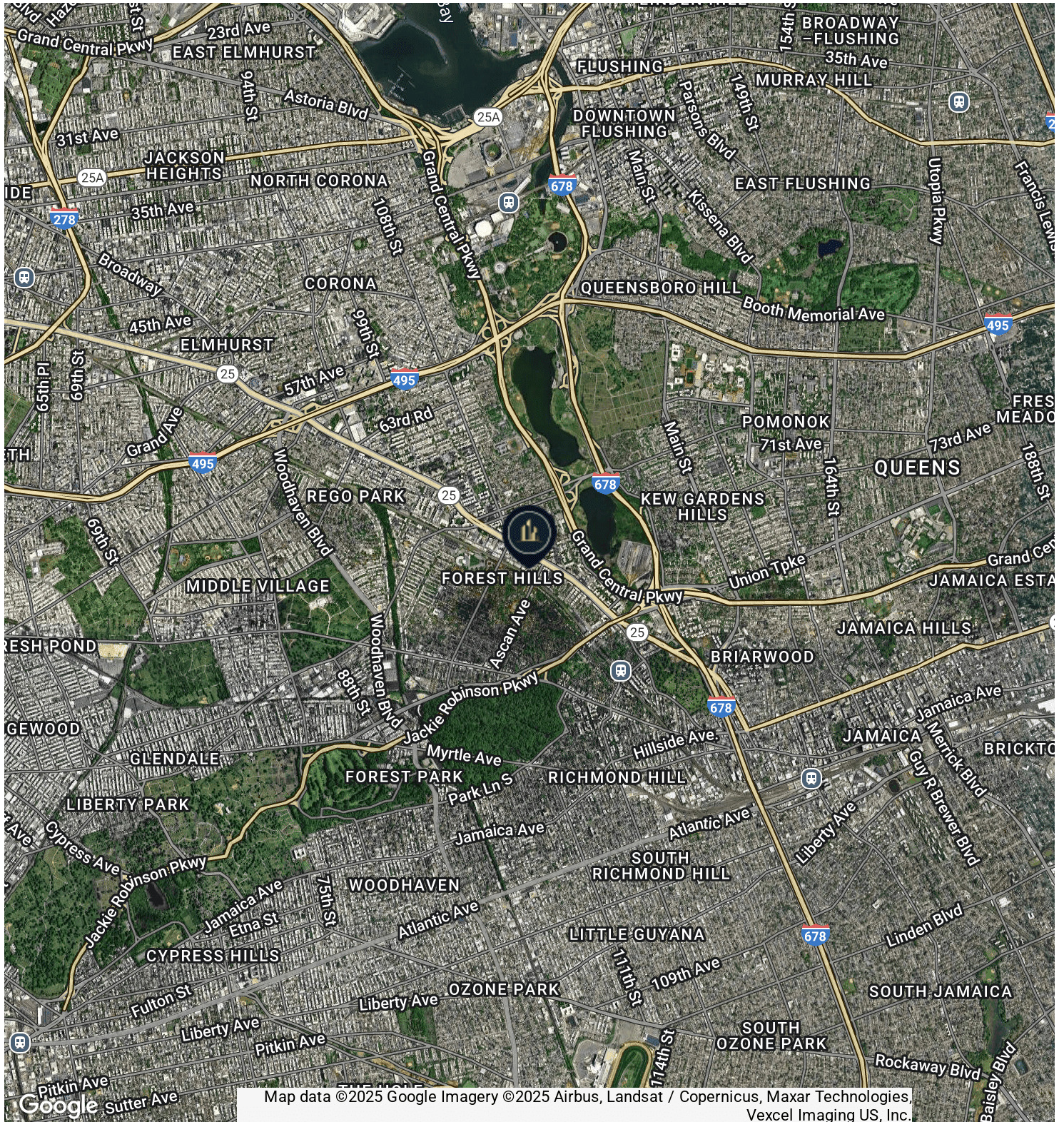
Location Map

PARKING GARAGE FOR SALE
109-19 72ND ROAD, FOREST HILLS, NY 11375



Location Map

PARKING GARAGE FOR SALE
109-19 72ND ROAD, FOREST HILLS, NY 11375



VINCENT GEBBIA

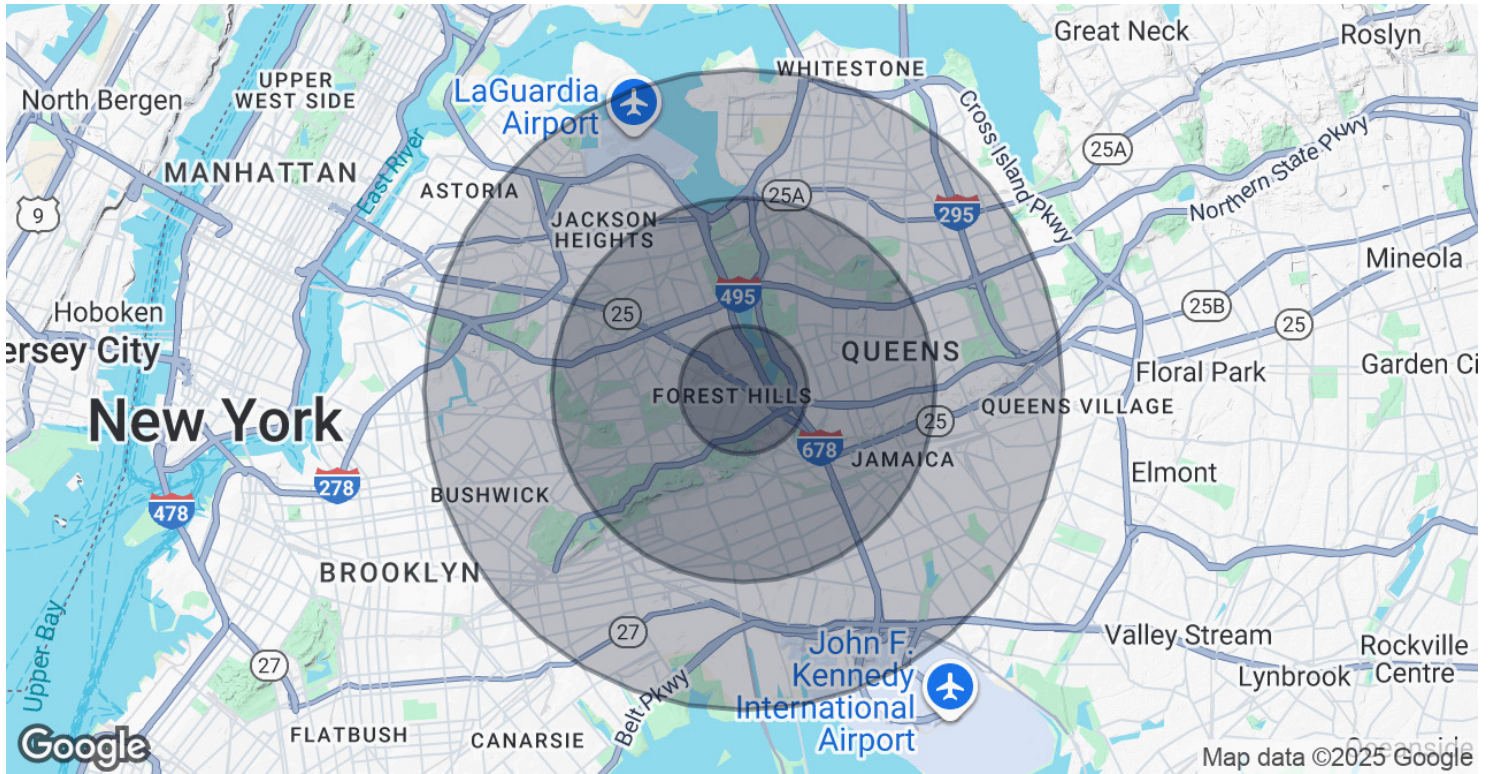
516.695.4898 vincent.gebbia@hedgestone.com

STEVEN BEZMEN

516.419.2752 steven.bezmen@hedgestone.com

Demographics Map & Report

PARKING GARAGE FOR SALE
109-19 72ND ROAD, FOREST HILLS, NY 11375



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	89,479	903,978	2,130,061
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	40,521	305,327	739,458
# of Persons per HH	2.2	3	2.9
Average HH Income	\$137,312	\$101,653	\$101,982
Average House Value	\$776,510	\$835,435	\$850,299

Demographics data derived from AlphaMap

CONTACT US



VINCENT GEBBIA

President

516.695.4898

vincent.gebbia@hedgestone.com



STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS MADE AS TO ITS ACCURACY OR COMPLETENESS. ALL DETAILS, INCLUDING