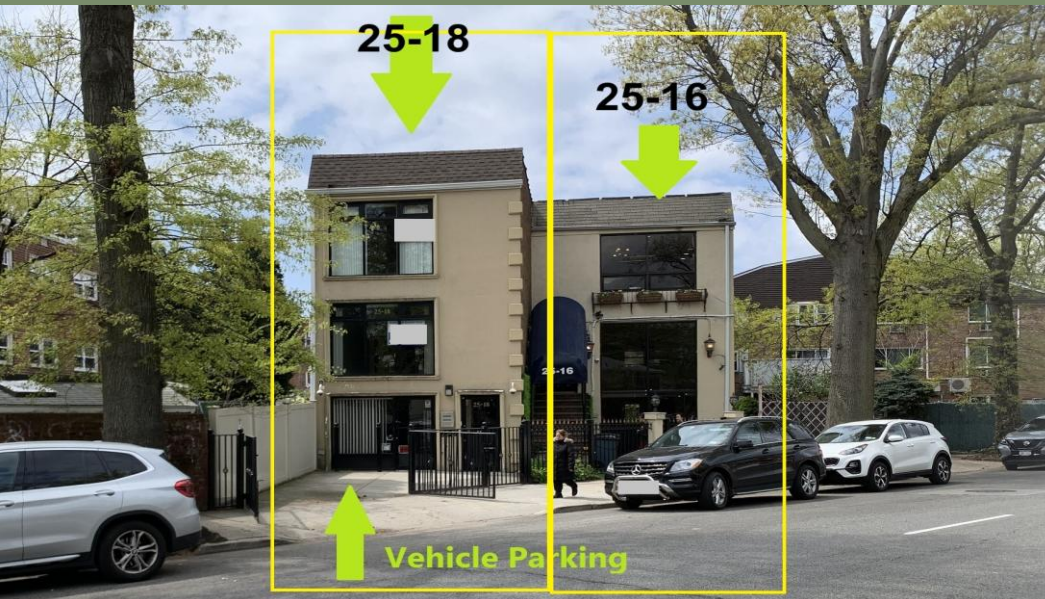


# Exclusive: Building for SALE: 25-18 and 25-16 Francis Lewis Blvd, Flushing NY 11361

**DoB approved for Residential conversion**



HENA CHOUNG, LIC CORPORATE RE BROKER  
[HENA@SOLOREALESTATECORP.COM](mailto:HENA@SOLOREALESTATECORP.COM)

SOLO REAL ESTATE CORP  
 646.416.1174

**2518 and 2516 Francis Lewis Blvd, Flushing, NY 11361**

**EXCLUSIVE: For SALE. Purchase individually or 2 buildings.**

Conveniently located on the border of Whitestone and Bayside, Queens, NY. Close proximity to Whitestone Expressway, Throgs Neck Bridge, Whitestone Bridge, Cross Island Parkway, Grand Central, Van Wyck Expwy... **Residential Conversion option available.**

The Properties:		
Address	<u>25-18 FLB</u>	<u>25-16 FLB</u>
Block/Lot:	4914/16	4914/15
Lot dimension:	24.8' x 106'	26' x 87'
<b>Building SF:</b>	<b>3,081</b>	<b>2,000</b>
SF/Floor	1,027 SF	730.4 SF/361.4 SF/ 476 SF
Zoning	R4	R4
Units	3	2
Floors	3	2 & Mezzanine
Electric Meter:	3	
Cooling	6 Split units	4 Splits/ HVAC
Parking	1 Parking	0
Bathrooms	3	2
Kitchette	3	2
Rear Yard	Yes	Yes
Occupancy	2027	2/14/2029
Use:	Office & Comm Fac.	Office
Real Estate tax	\$25,682.52	\$15,650.44
<b>Price each:</b>		<b>\$ 1,688,000.00</b>
<b>Price 25-18 &amp; 25-16:</b>		<b>\$ 3,376,000.00</b>
*Possible to convert to residential, consult an independent architect.		

HENA CHOUNG, LIC CORPORATE RE BROKER  
[HENA@SOLOREALESTATECORP.COM](mailto:HENA@SOLOREALESTATECORP.COM)

→ SOLO REAL ESTATE CORP  
 646.416.1174

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

Income:							
UNIT	GROSS SF +/-	ANNUAL SUM	ANNUAL RENT	MONTHLY RENT	PROJ. MONTHLY	Tax Increase	Annual Inc
<b>25-18 FLB:</b>		\$105,900					
Ground FL	1027		\$34,500	\$2,875		33%	3.00%
2 & 3 FL	1027/1027		\$67,200	\$4,429	\$5,600	66.60%	3.00%
1 PARKING (Projected)			\$4,200		\$350		
<b>25-16 FLB:</b>		\$80,100					
1st & Mezzanine	730.4/361.4		\$45,600	\$3,800		0%	3%/2-yr
2 FL (Projected)	476		\$34,500		\$2,875	0.00%	
<b>GROSS INCOME:</b>			\$186,000				



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

# 25-18 Francis Lewis Blvd Photos:



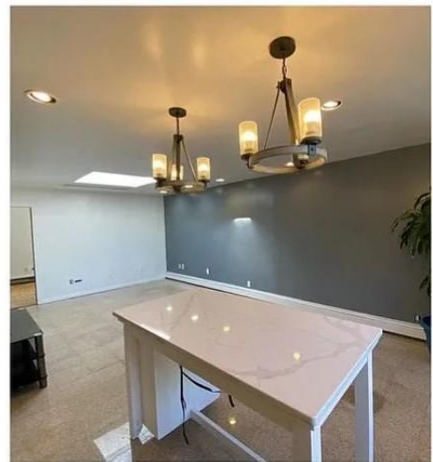
# 25-16 Francis Lewis Blvd Photos:



1 FL & Mezzanine



2 FL



SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER  
HENA@SOLOREALESTATECORP.COM  
646.416.1174

