



COMMUNITY FACILITY CONDO FOR SALE

- Corner Exposure
- Heavy Traffic Flow
- Excellent transit access
- High-exposure location
- Exclusive entrance & elevator
- 2 Community Facility space
- Can be combined into one



Medical Office



Adult Daycare



Dental Office

2ND FLOOR COMMUNITY FACILITY SPACE

Strong Investment Potential

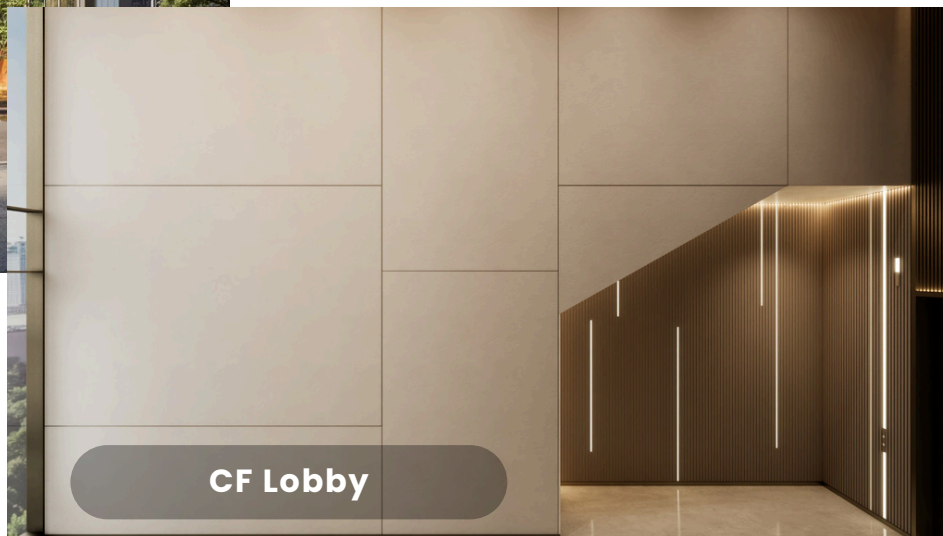


Prime community facility space in a high-visibility corner location on Northern Blvd, Flushing. Two available spaces—3,785 SF and 4,631 SF—can be combined into a single 8,416 SF space, perfectly suited for medical offices, educational centers, or other community facility uses.

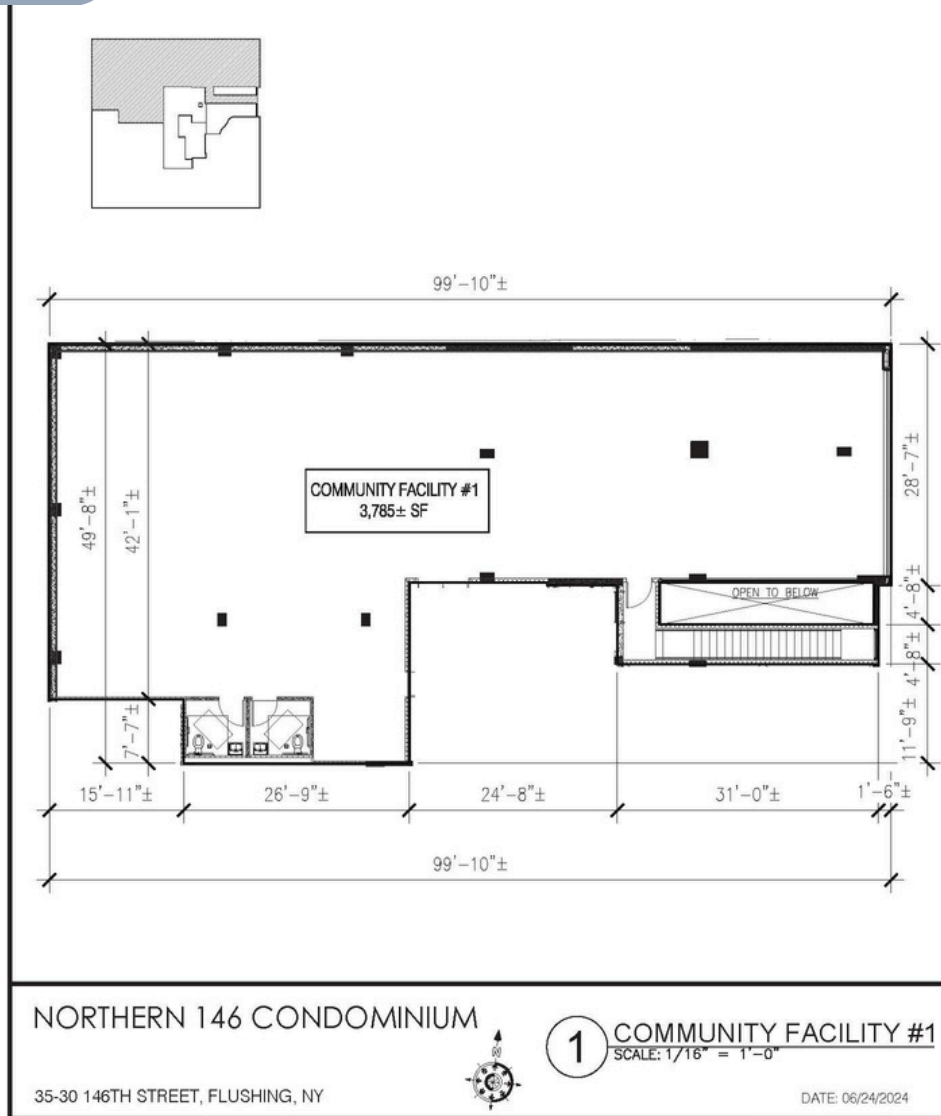
- Exclusive entrance & elevator for privacy and convenience.
- High-exposure location on a major commercial corridor with heavy foot & vehicle traffic.
- Surrounded by a dense residential population and established businesses, ensuring a built-in clientele.
- Excellent transit access and proximity to major roadways for ease of commuting.
- Situated in one of Queens' most dynamic commercial districts, benefiting from strong property value appreciation and high demand.



35-30 146 STREET
FLUSHING NY 11354



CF Lobby



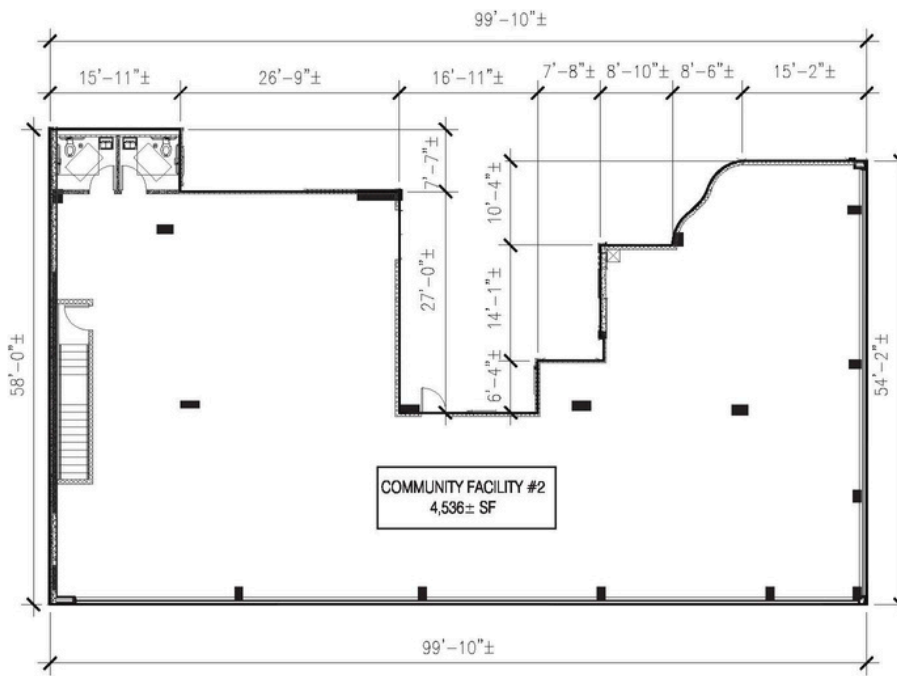
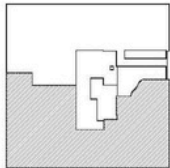
Community Facility #1

CF unit #1	3,785 sf
Common Charge (Est.):	\$1,324/Month
Property Tax (Est.):	15 Years ICAP
Asking Price:	2,950,000





35-30 146 STREET
FLUSHING NY 11354



NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



1 COMMUNITY FACILITY #2
SCALE: 1/16" = 1'-0"

DATE: 06/24/2024

Community Facility #2

CF unit #2	4,631 sf
Common Charge (Est.):	15 Years ICAP
Property Tax (Est.):	ICAP
Asking Price:	4,230,000



**35-30 146 STREET
FLUSHING NY 11354**



CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

SIANG (LILLIAN) LIU
917-418-8233
Lillian@PROlinksRealty.com

PING WANG
718-683-6933
Ping.wang@PROlinksRealty.com