

35-30 146 STREET  
FLUSHING NY 11354

146  
NORTHERN

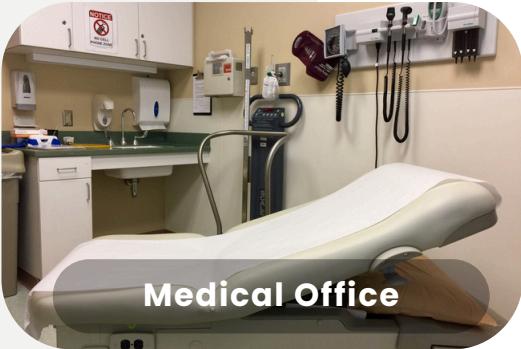


## COMMUNITY FACILITY CONDO FOR SALE

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

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Medical Office



Adult Daycare



Dental Office

## 2ND FLOOR COMMUNITY FACILITY SPACE

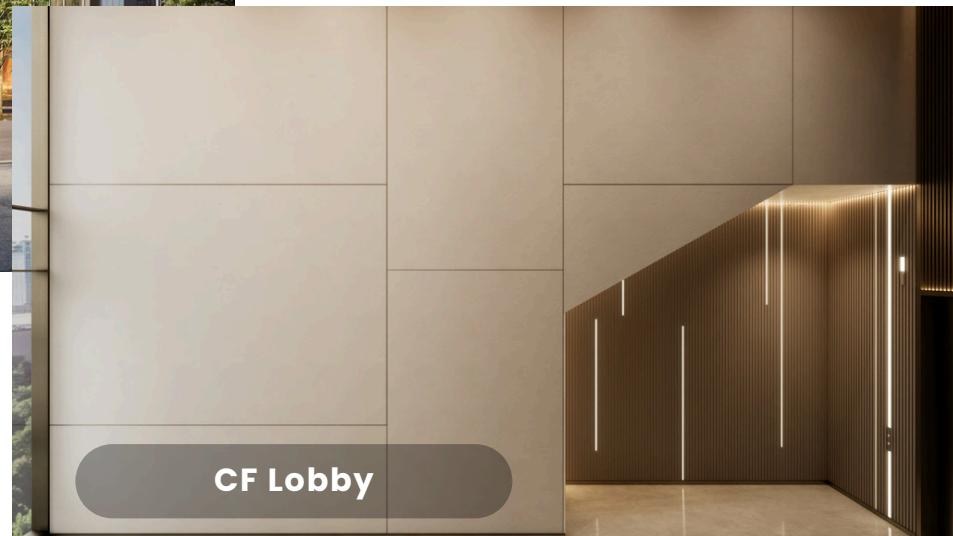
**Strong Investment Potential**

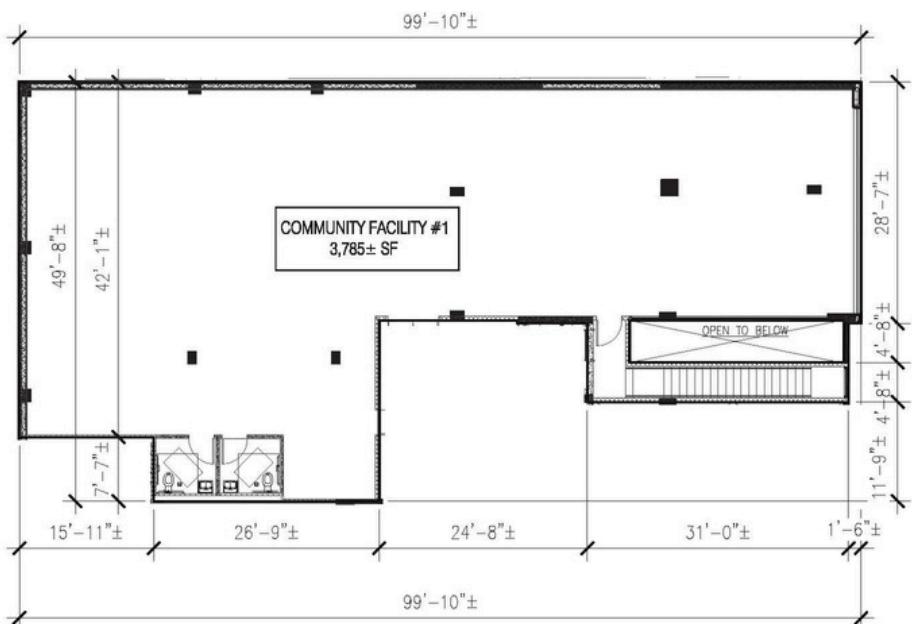
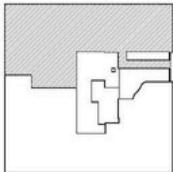


Prime community facility space in a high-visibility corner location on Northern Blvd, Flushing. Two available spaces—3,785 SF and 4,631 SF—can be combined into a single 8,416 SF space, perfectly suited for medical offices, educational centers, or other community facility uses.

- 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.

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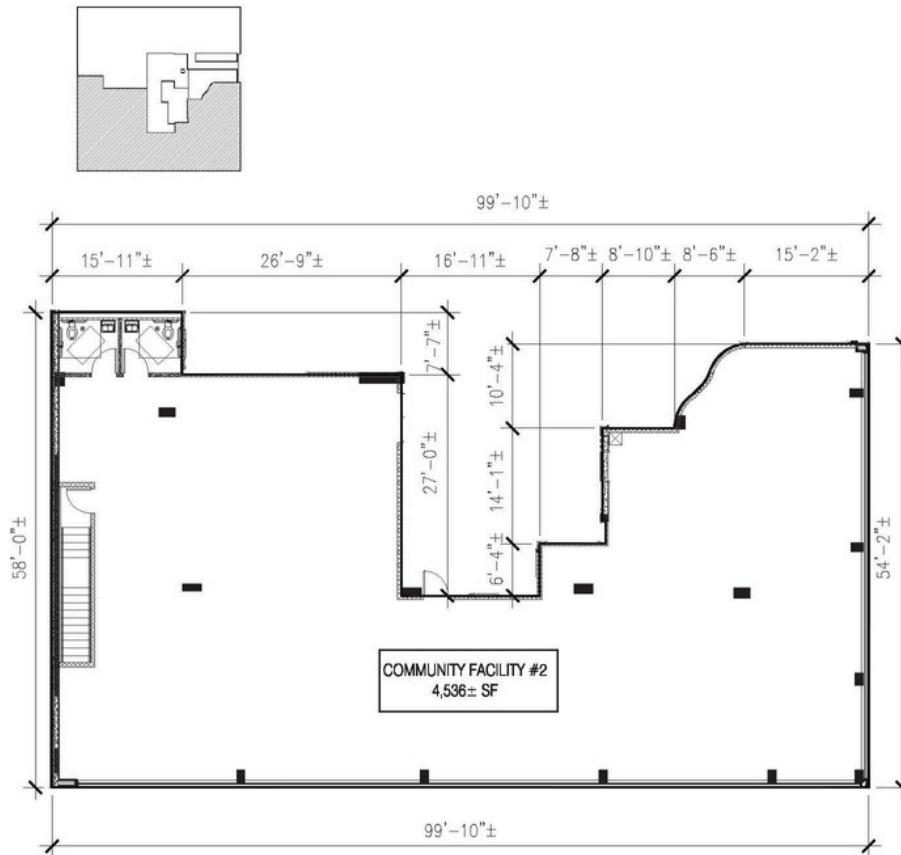
35-30 146TH STREET, FLUSHING, NY

DATE: 06/24/2024

## 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





NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



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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



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**CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION**

SIANG (LILLIAN) LIU  
917-418-8233  
[Lillian@PROlinksRealty.com](mailto:Lillian@PROlinksRealty.com)

PING WANG  
718-683-6933  
[Ping.wang@PROlinksRealty.com](mailto:Ping.wang@PROlinksRealty.com)