

150-18/20/22/24/26 12TH ROAD
WHITESTONE, NY 11357



NEW CONSTRUCTION
MIXED-USE
FOR SALE

- ICAP For Retails
- High-Visibility
- Gas line connected to retail
- Strong rental income potential
- 2 Family + One store
- Buidling size: 20' x 70'



150-18/20/22/24/26 12TH ROAD
WHITESTONE, NY 11357

Prime Mixed-Use Investment Opportunity

PROPERTY OVERVIEW

BRAND-NEW, ALL-BRICK MIXED-USE BUILDINGS
LOCATED IN A HIGH-DEMAND WHITESTONE CORRIDOR.
EACH PROPERTY IS DESIGNED FOR STABLE CASH FLOW
+ LONG-TERM APPRECIATION, COMBINING RETAIL
VISIBILITY WITH STRONG RESIDENTIAL DEMAND.

- **1 RETAIL STOREFRONT + 2 RESIDENTIAL UNITS**
- **APPROX. 4,400 SF TOTAL BUILDOUT**
- **20 FT X 70 FT BUILDING | 3 FLOORS + BASEMENT**
- **SEPARATE ENTRANCE BASEMENT (INCOME POTENTIAL)**
- **CONCRETE CONSTRUCTION | MODERN BUILD QUALITY**





RETAIL ADVANTAGE

- **FULL STREET-FACING STOREFRONT**
- **APPROX. 1,400 SF RETAIL + BASEMENT**
- **CAP TAX ABATEMENT (UP TO 25 YEARS)**

THE RETAIL SPACE FEATURES FULL STREET FRONTAGE WITH APPROXIMATELY 1,400 SF PLUS A BASEMENT, OFFERING STRONG VISIBILITY AND FLEXIBLE USE. A GAS LINE IS ALREADY CONNECTED, MAKING IT IDEAL FOR FOOD AND BEVERAGE OPERATORS. THE ICAP TAX ABATEMENT (UP TO 25 YEARS) SIGNIFICANTLY REDUCES EXPENSES AND ENHANCES OVERALL RETURNS.



PHARMACY



PIZZARIA



CAFE



OFFICES



BAKERY



GROCERY STORE



RESIDENTIAL HIGHLIGHTS

- **TWO FULL-FLOOR APARTMENTS**
- **BEDROOMS + 1 BATHROOM LAYOUTS**
- **PRIVATE TERRACE (2ND FLOOR) + BALCONY (3RD FLOOR)**
- **STRONG END-USER AND RENTAL DEMAND IN THE AREA**

THE RESIDENTIAL COMPONENT INCLUDES TWO FULL-FLOOR APARTMENTS WITH 3-BEDROOM, 1-BATHROOM LAYOUTS, FEATURING A PRIVATE TERRACE ON THE SECOND FLOOR AND A BALCONY ON THE THIRD. STRONG LOCAL DEMAND SUPPORTS BOTH END-USER APPEAL AND STABLE RENTAL INCOME.

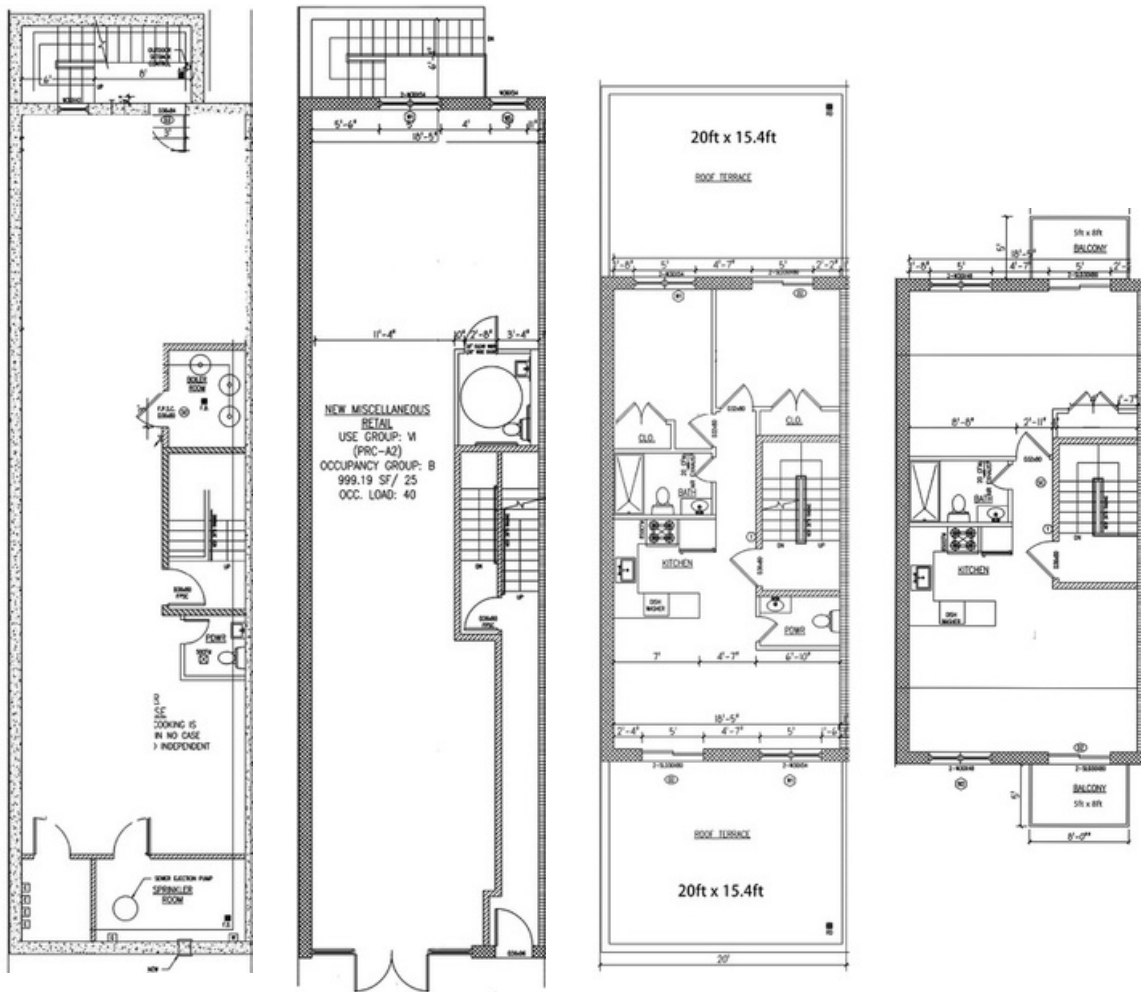


**150-26 12TH ROAD
WHITESTONE, NY 11357**

Asking Price: \$1,980,000

PROPERTY DETAILS

Block / Lot	4-04518-0017
Lot Size	3,000 sf
Lot Dimensions	20' x 150'
Type	Mixed-Use
Building Size	20' x 70'
Building SF w/ Basement	4,400 sf
Stories	3
RE Tax (Projected with ICAP)	\$15,000/Annual



BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

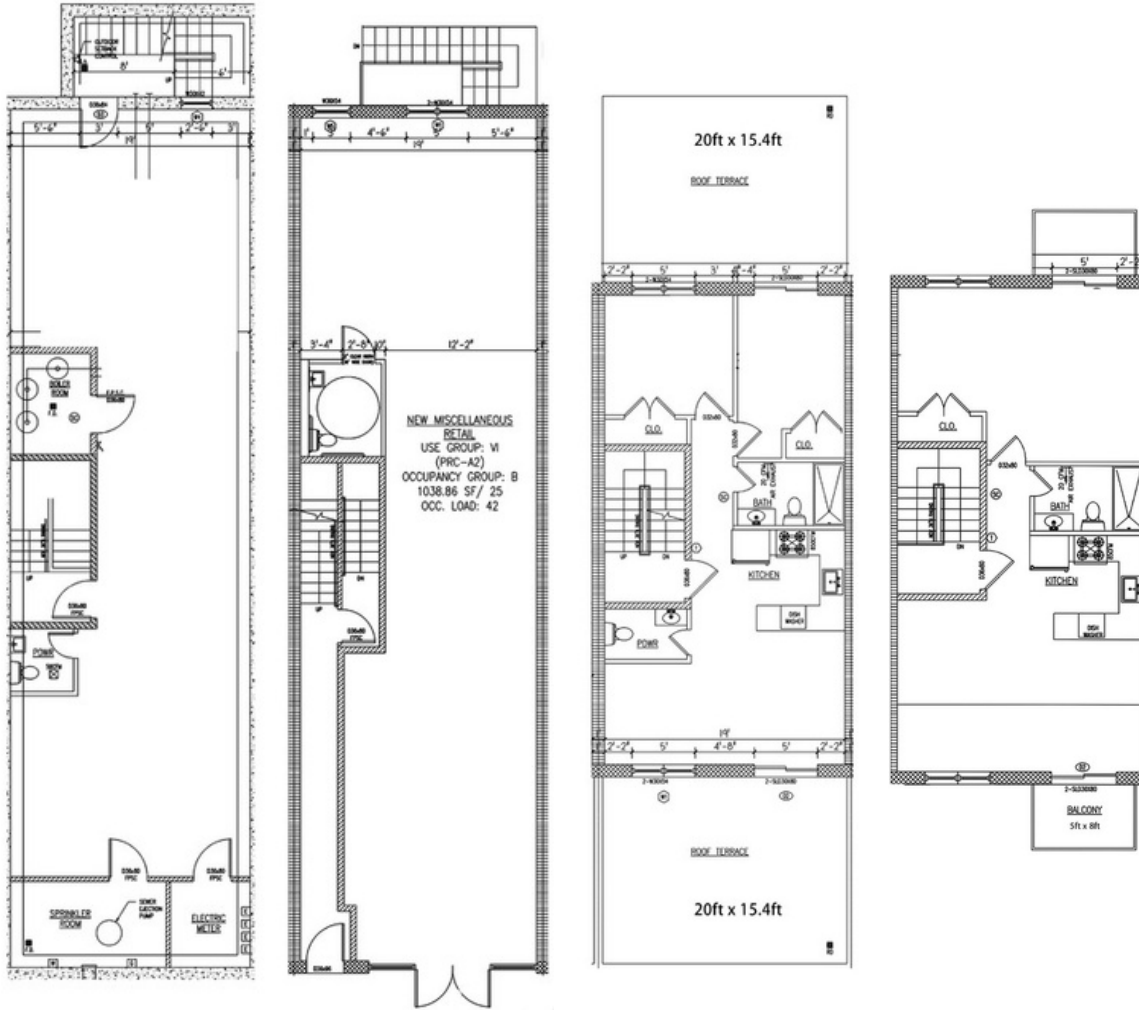


**150-24 12TH ROAD
WHITESTONE, NY 11357**

Asking Price: \$2,200,000

PROPERTY DETAILS

Block / Lot	4-04518-0116
Lot Size	3,000 sf
Lot Dimensions	20' x 150'
Type	Mixed-Use
Building Size	20' x 70'
Building SF w/ Basement	4,400 sf
Stories	3
RE Tax (Projected with ICAP)	\$15,000/Annual



BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

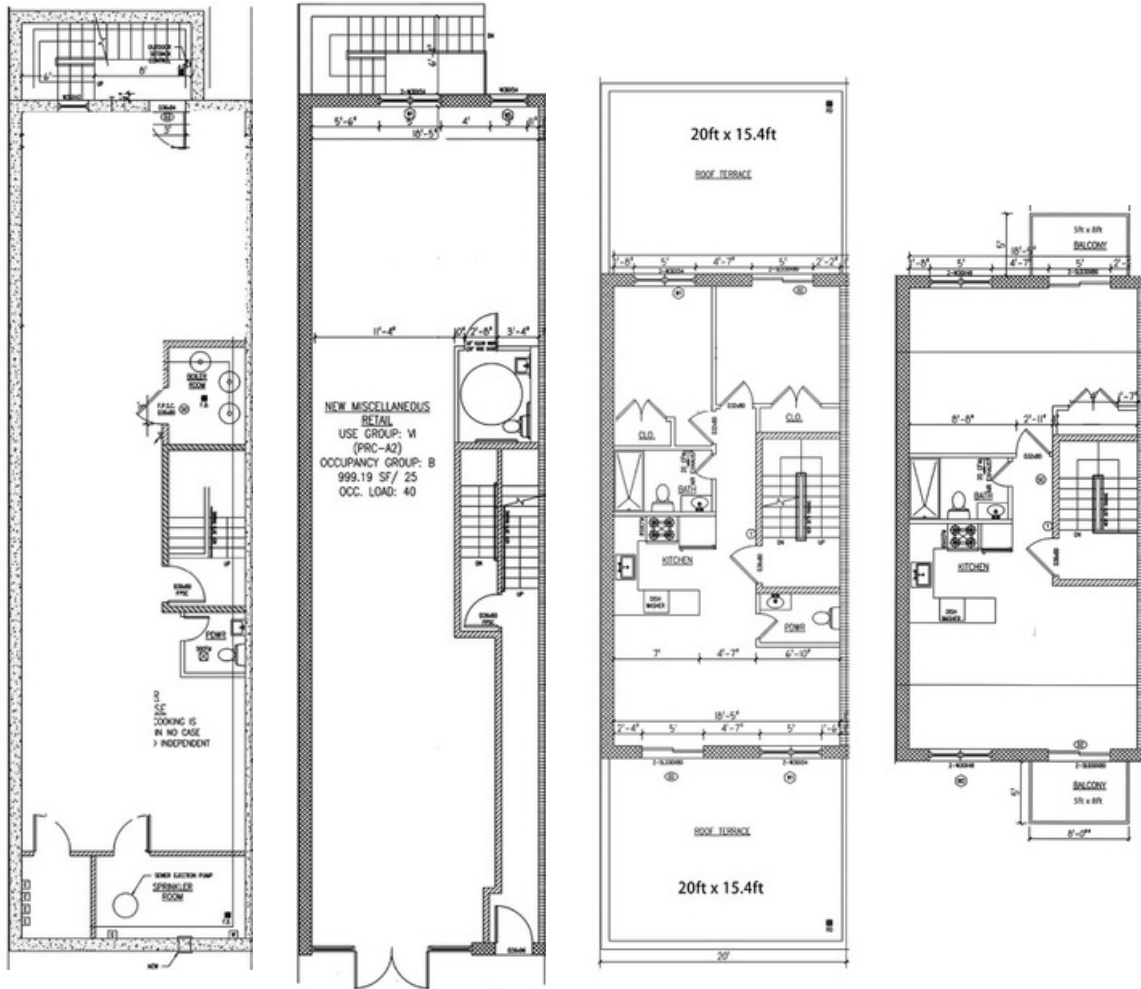


**150-22 12TH ROAD
WHITESTONE, NY 11357**

Asking Price: \$2,200,000

PROPERTY DETAILS

Block / Lot	4-04518-0016
Lot Size	3,000 sf
Lot Dimensions	20' x 150'
Type	Mixed-Use
Building Size	20' x 70'
Building SF w/ Basement	4,400 sf
Stories	3
RE Tax (Projected with ICAP)	\$15,000/Annual



BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

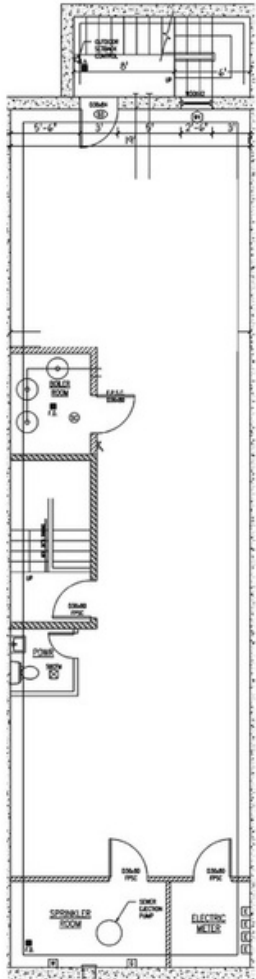


**150-20 12TH ROAD
WHITESTONE, NY 11357**

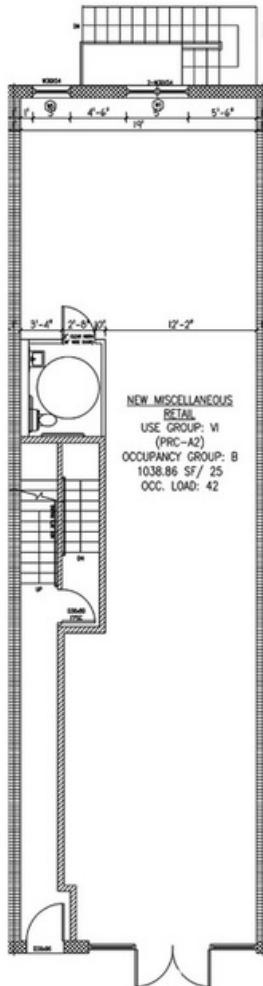
Asking Price: \$2,200,000

PROPERTY DETAILS

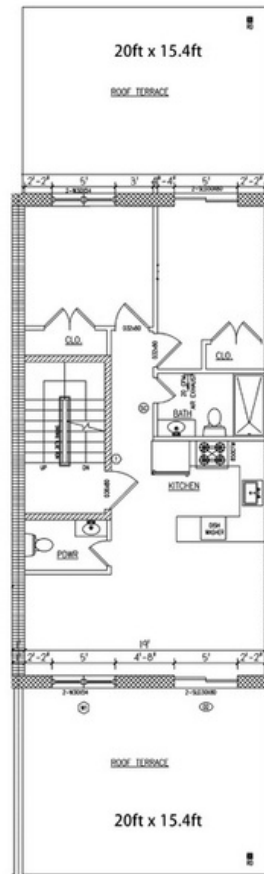
Block / Lot	4-04518-0115
Lot Size	3,000 sf
Lot Dimensions	20' x 150'
Type	Mixed-Use
Building Size	20' x 70'
Building SF w/ Basement	4,400 sf
Stories	3
RE Tax (Projected with ICAP)	\$15,000/Annual



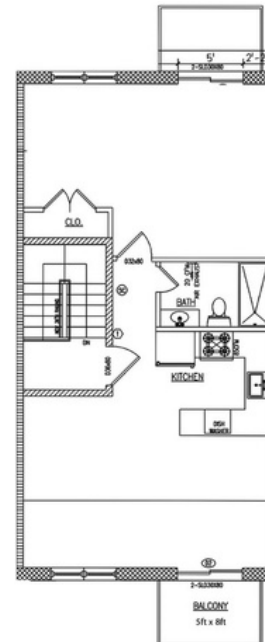
BASEMENT



1ST FLOOR



2ND FLOOR



3RD FLOOR

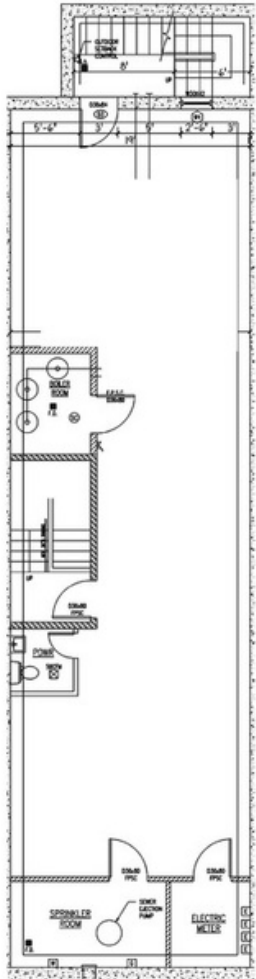


150-18 12TH ROAD WHITESTONE, NY 11357

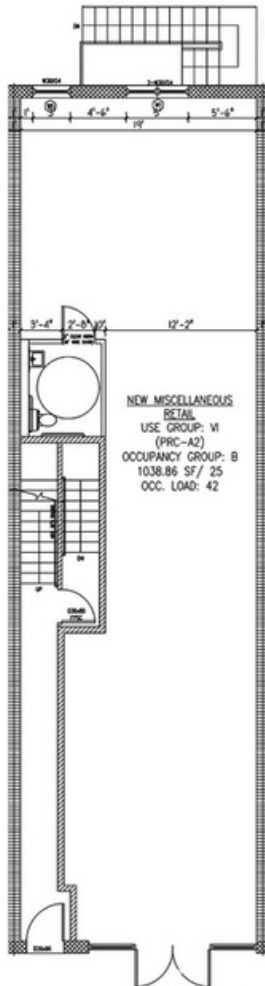
Asking Price: \$2,280,000

PROPERTY DETAILS

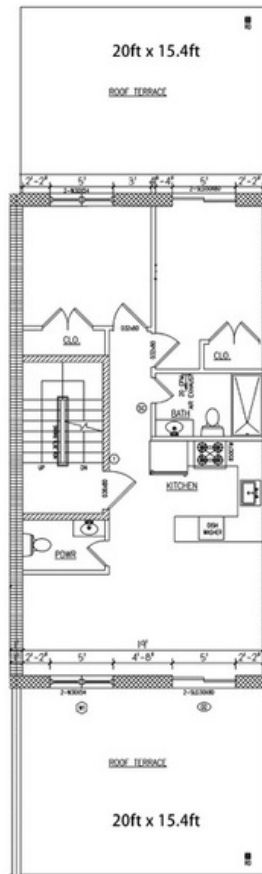
Block / Lot	4-04518-0015
Lot Size	3,000 sf
Lot Dimensions	20' x 150'
Type	Mixed-Use
Building Size	20' x 70'
Building SF w/ Basement	4,400 sf
Stories	3
RE Tax (Projected with ICAP)	\$15,000/Annual



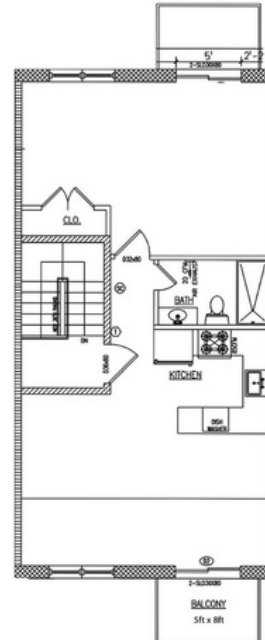
BASEMENT



1ST FLOOR



2ND FLOOR

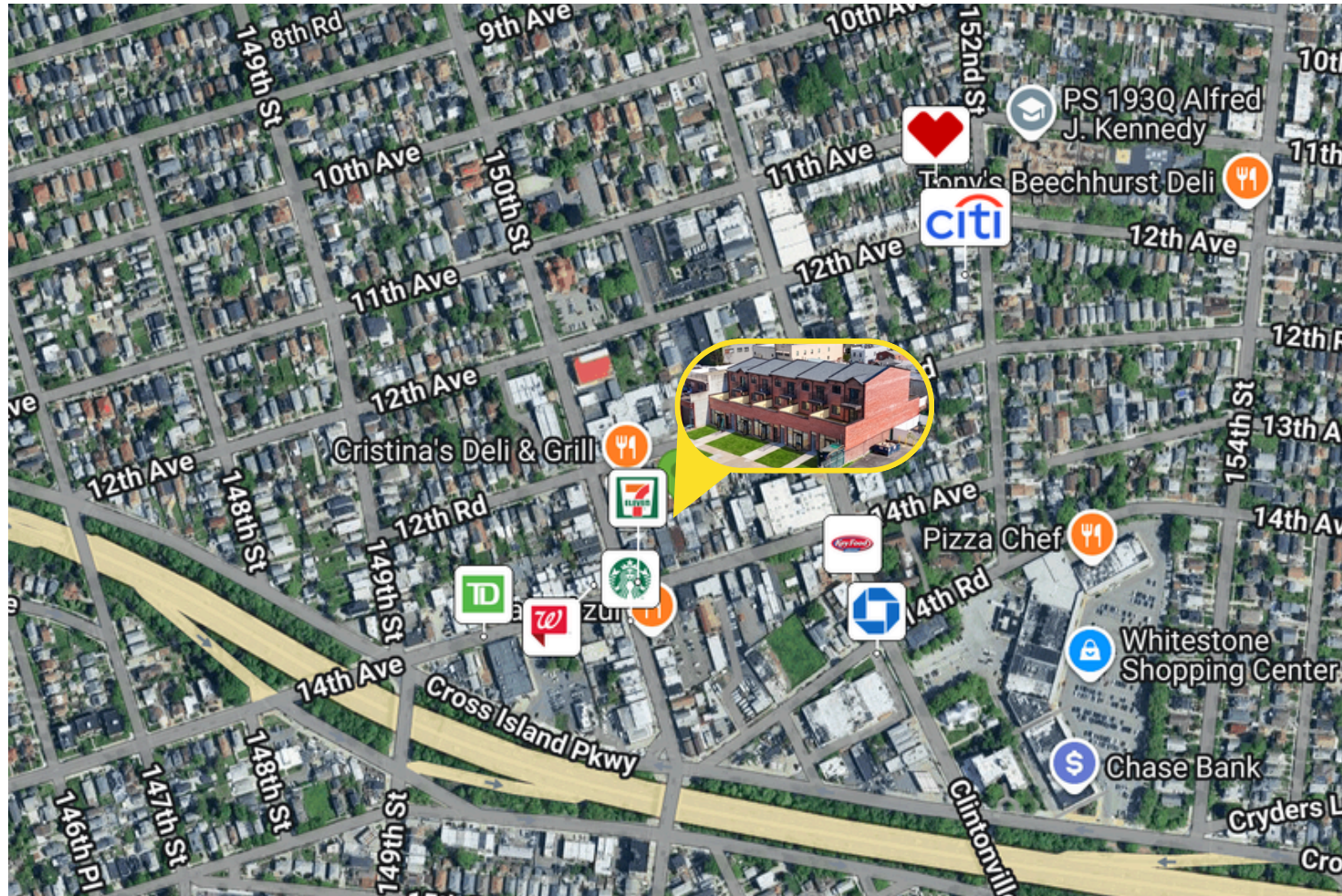


3RD FLOOR



PRIME LOCATION

POSITIONED IN A VIBRANT AND GROWING NEIGHBORHOOD WITH EXCELLENT ACCESSIBILITY



INVESTMENT HIGHLIGHTS

- **NEW CONSTRUCTION = LOW MAINTENANCE & HIGH TENANT APPEAL**
- **MIXED-USE = RISK DIVERSIFICATION**
- **TAX ABATEMENT = ENHANCED NOI**
- **IDEAL FOR INVESTORS OR OWNER-USERS**
- **STRONG POTENTIAL FOR LONG-TERM APPRECIATION**



WHITESTONE NY
MIXED-USE FOR SALE



CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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