

35-30 146 STREET  
FLUSHING NY 11354

146  
NORTHERN



## RETAIL CONDO FOR SALE

- Corner Exposure
- Heavy Traffic Flow
- Prime Retail Hub
- Flexible Space
- High-demand retail Market
- 4 Retail Stores



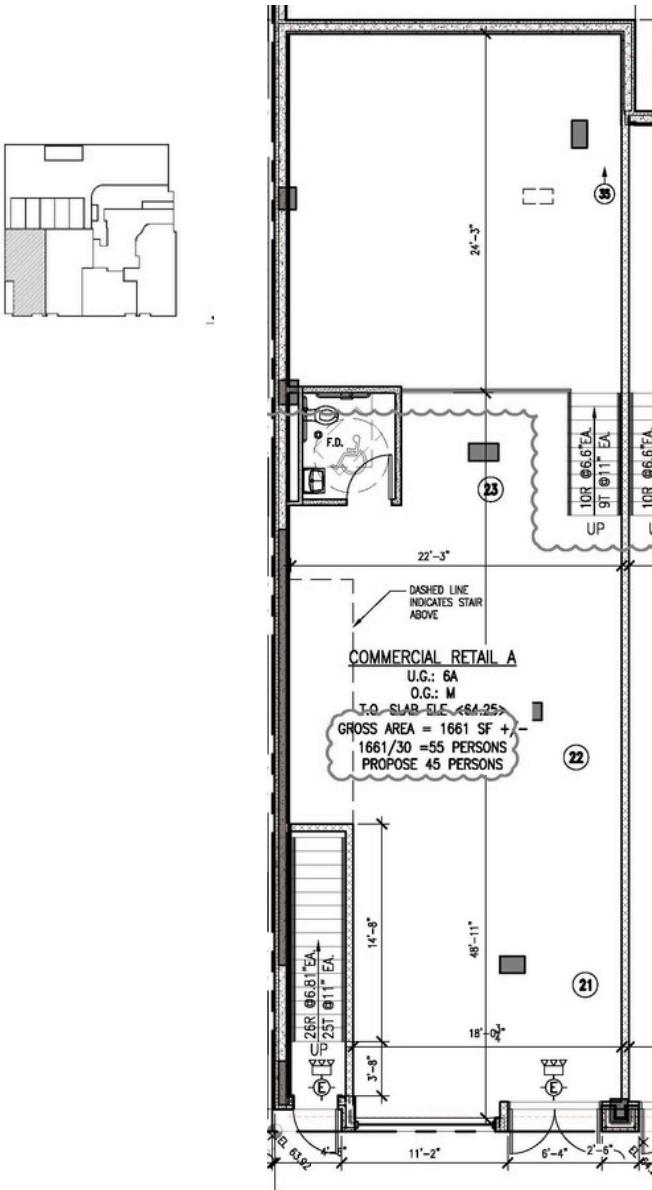
## PRIME CORNER RETAIL CONDOS

### Strong Investment Potential

This high-visibility corner location offers maximum exposure on Northern Blvd, a major commercial corridor in Flushing. The property benefits from heavy foot and vehicle traffic, making it ideal for retail, restaurant, or service businesses.

Surrounded by established businesses and dense residential communities, this location provides a built-in customer base. With public transportation nearby and easy access to major roadways, it ensures steady customer flow.

This is a high-demand retail market with strong property value appreciation. Whether for an owner-user or investor, this property offers exceptional business potential in one of Queens' most dynamic commercial districts

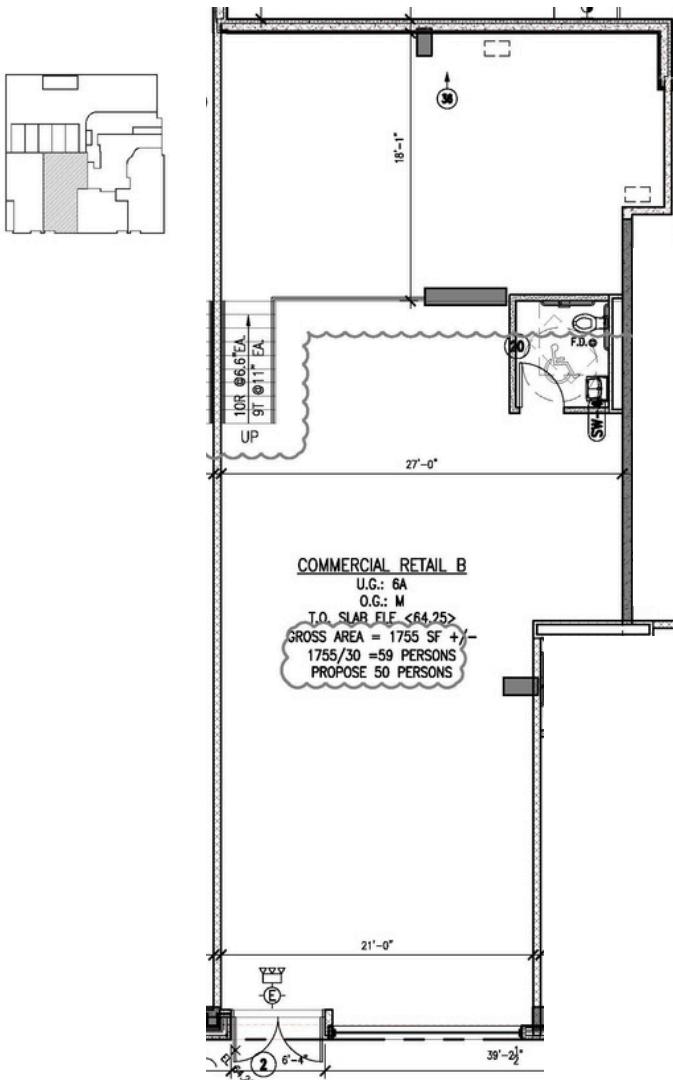


## Retail Condo Information

Ground Floor Retail #1	1,661 sf
Common Charge (Est.):	\$535/Month
Property Tax (Est.):	15 Years ICAP
Asking Price:	1,880,000



EQUAL HOUSING OPPORTUNITY. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CONSTRUCTION VARIANCES AND MAY VARY FROM FLOOR TO FLOOR. SQUARE FOOTAGES MAY EXCEED THE USABLE FLOOR AREA. THIS ADVERTISEMENT IS NOT AN OFFERING. SPONSOR RESERVES THE MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. File No.: CP24-0045 Sponsor: Flushing Northern, LLC. 144-25 Sanford Ave #1A., Flushing NY 11355



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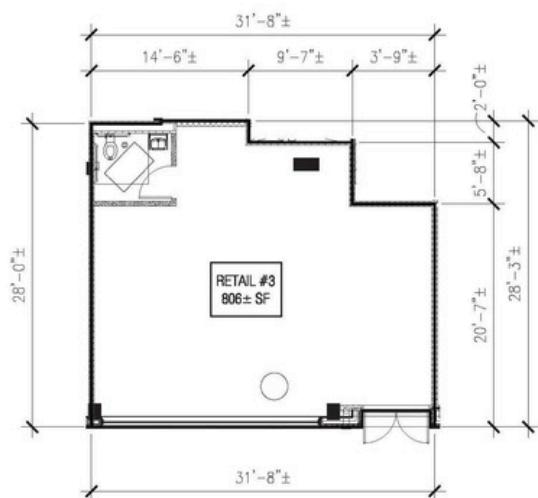
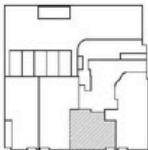
<b>Ground Floor Retail #2</b>	<b>1,755 sf</b>
<b>Common Charge (Est.):</b>	<b>\$610/Month</b>
<b>Property Tax (Est.):</b>	<b>15 Years ICAP</b>
<b>Asking Price:</b>	<b>2,390,000</b>



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NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



1 RETAIL #3  
SCALE: 3/32" = 1'-0"

DATE: 06/24/2024

## Retail Condo Information

**Ground Floor Retail #3** 806 sf

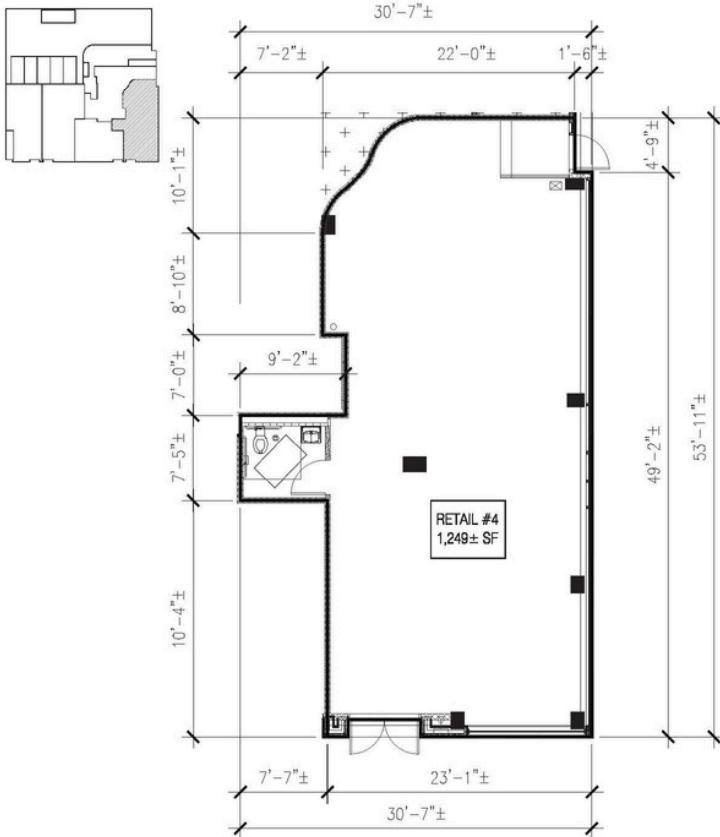
**Common Charge (Est.):** \$269/Month

**Property Tax (Est.):** 15 Years ICAP

**Asking Price:** 1,465,000



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NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



1 RETAIL #4

SCALE: 3/32" = 1'-0"

DATE: 06/24/2024

## Retail Condo Information

**Ground Floor Retail #4** 1,249 sf

**Common Charge (Est.):** \$417/Month

**Property Tax (Est.):** 15 Years ICAP

**Asking Price:** \$2,270,000



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**CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION**

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