

**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.

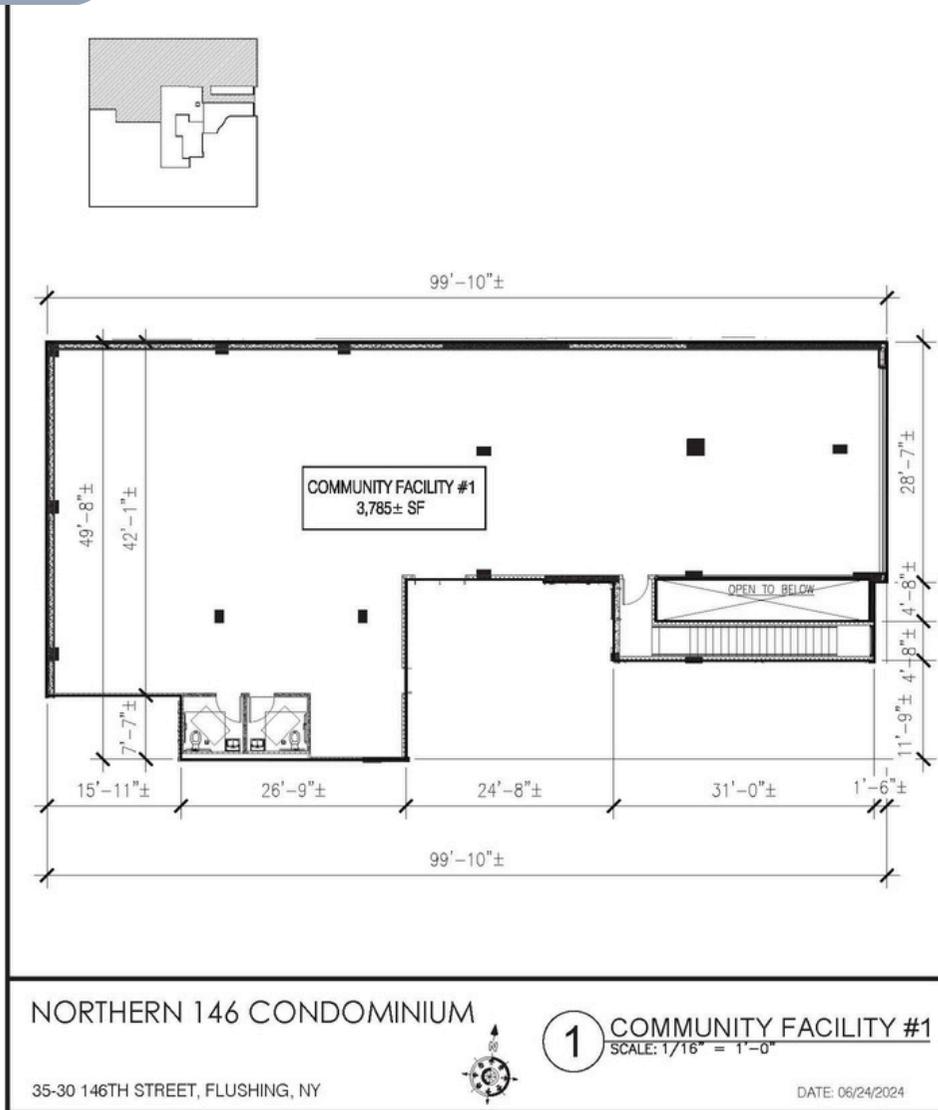
- Exclusive entrance & elevator for privacy and convenience.
- High-exposure location on a major commercial corridor with heavy foot & vehicle traffic.
- Surrounded by a dense residential population and established businesses, ensuring a built-in clientele.
- Excellent transit access and proximity to 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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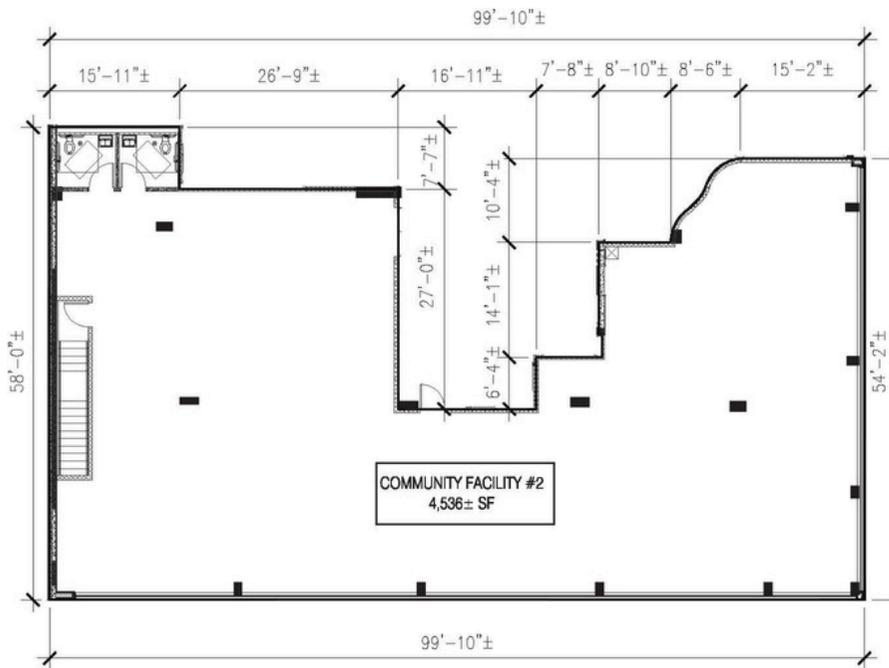
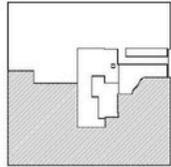
CF Lobby



Community Facility #1

CF unit #1	3,785 sf
Common Charge (Est.):	\$1,328 /Month
Property Tax (Est.):	\$1,597/Month
15 Years ICAP	
Asking Price:	\$3,230,000





Community Facility #2

CF unit #2	4,631 sf
Common Charge (Est.):	\$1,591/Month
Property Tax (Est.):	\$1,954/Month
15 Years ICAP	
Asking Price:	\$4,100,000



NORTHERN 146 CONDOMINIUM

35-30 146TH STREET, FLUSHING, NY



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

DATE: 06/24/2024

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CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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