



7543 PARSONS BLVD FRESH MEADOWS NY 11366



A Prime Retail & Community
Space in Flushing



JW REALTY GROUP

FRESH MEADOWS INVESTMENT OPPORTUNITY: STABLE INCOME WITH GROWTH POTENTIAL

The Deal:

Three-story mixed-use building in Fresh Meadows, Queens. Strong existing tenant base + immediate upside through vacant third floor. Rare gated parking.

Highlights:

- Income in Place: Fully leased retail + preschool tenant
- Value-Add Upside: Third floor ready for house of worship or community facility
- Rare Amenity: 6 gated indoor parking spaces
- High-Demand Location: Near Queens College, transit, and national retailers
- Long-Term Appeal: Steady neighborhood growth and sustained tenant demand

Why Invest:

- Day 1 Cash Flow: Reliable, diversified tenants already paying rent
- Future Growth: Unlock additional revenue by leasing the vacant floor
- Resilient Market: Queens retail and community space demand remains strong

Investment Summary:

- Asking Price: \$6,880,000
- Stories: 3
- Units: 5
- Size: 21,240 SF
- Elevator: Yes



EXPLORE THE FLOOR PLAN

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INVESTMENT FINANCIAL OVERVIEW

Tenant / Item	Annual Amount	Lease Term / Notes
Income		
Deli	\$50,923	Lease through 12/31/2031
Taekwondo School	\$49,440	Lease through 6/30/2033 + 5-year option
Pharmacy	\$48,377	Lease through 8/31/2026 + 5-year option
Preschool	\$185,400	Lease through 10/31/2032
House of Worship	\$180,000	Pro-forma – vacant
Total Income	\$514,140	
Expenses		
Property Tax	\$100,538	—
Insurance	\$10,000	—
Repairs & Maintenance	\$15,000	—
Total Expenses	\$125,538	
Net Operating Income (NOI)	\$388,602	

CERTIFICATE OF OCCUPANCY



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Certificate of Occupancy

CO Number: 420166670F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 06824	Certificate Type: Final
	Address: 75-43 PARSONS BLVD	Lot Number(s): 1	Effective Date: 09/19/2016
	Building Identification Number (BIN): 4147804	Building Type: Altered	
This building is subject to this Building Code: 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D	(1968 Code designation)	
	Building Occupancy Group classification: A-3	(2014/2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 3	Height in feet: 45	No. of dwelling units: 1
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: Parking spaces (6), Parking (1184 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

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CERTIFICATE OF OCCUPANCY



Page 2 of 2

Certificate of Occupancy

CO Number:

420166670F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		4C	BOILER ROOM, SPRINKLER ROOM, METER ROOM, STORAGE ROOM
OS P		OG	U		4C	6 OPEN SPACE PARKING
MZ3	2	100	A-3		4A	ACCESSORY OFFICE FOR HOUSE OF WORSHIP.
001 001 102		120	M		6C	RETAIL STORE
002 002 158		100	E		3A	SCHOOL
003 003 227		100	A-3		4A	HOUSE OF WORSHIP
RETAIL STORE SCHOOL AND HOUSE OF WORSHIP.						
END OF SECTION						

Borough Commissioner

Commissioner

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PROPERTY AT A GLANCE



Thriving Commercial Spaces
in a Vibrant Neighborhood



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VIBRANT RETAIL ENVIRONMENT

From busy grocery shelves to welcoming pharmacy counters, the scenes illustrate a lively, well-loved community destination.

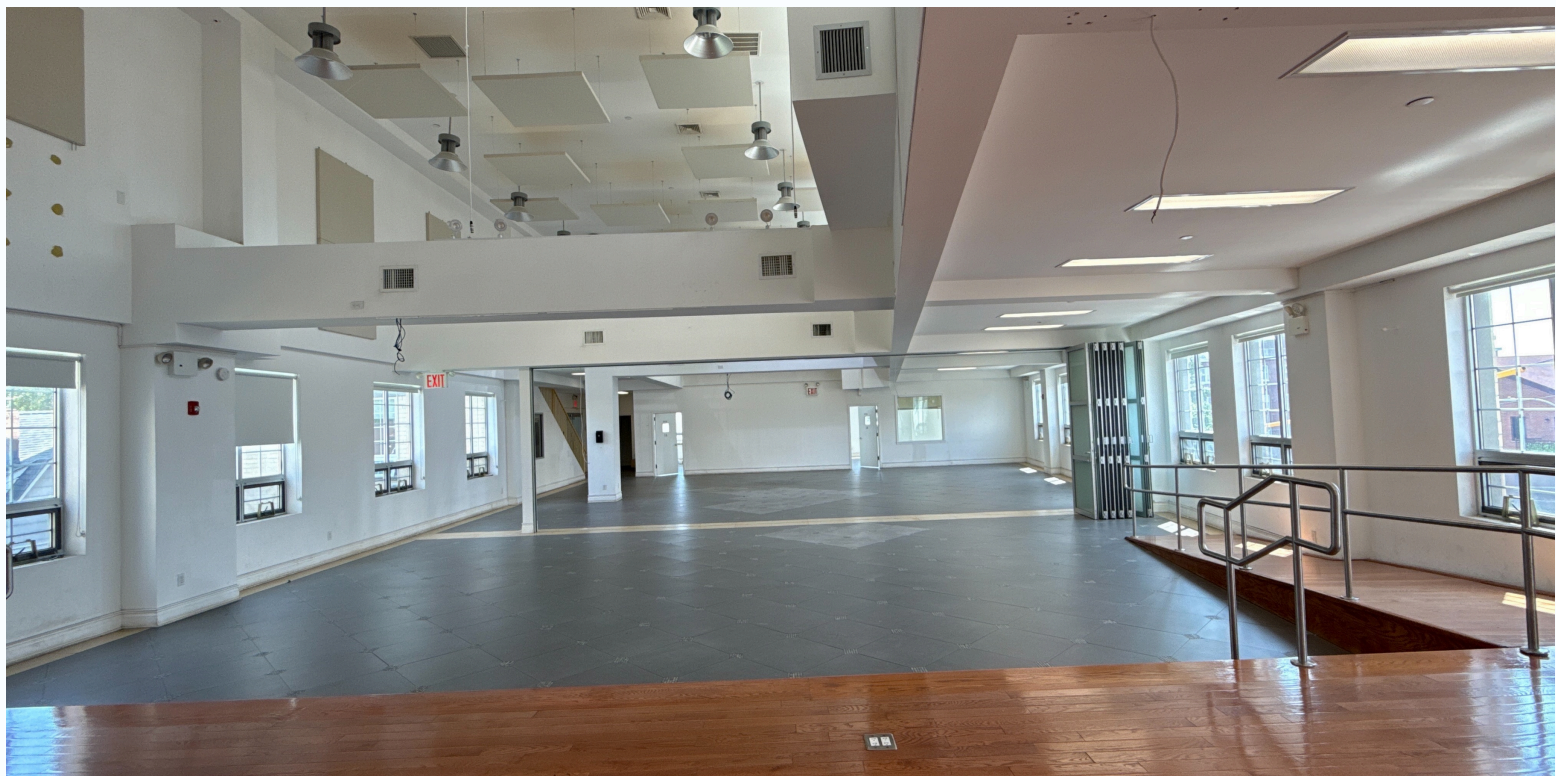




ENERGETIC AND PLAYFUL SPACES

The Taekwondo school comes alive with students in motion, showing focus and discipline, while the preschool hums with laughter and curiosity..





WELCOMING AND VIBRANT SPACES

The building reflects its long-standing presence in the community, while the community center hums with activity and connection, capturing the spirit and life of the neighborhood.



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JW Realty Team is an exclusive boutique investment firm specializing in uncovering exceptional real estate opportunities. They combine tradition with innovation, offering tailored investment ventures that cater to diverse preferences. Each project is meticulously analyzed in-house, ensuring efficiency and expertise.

For more information or to explore current listings, please visit www.jwrealtyteam.com.

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