

TRI STATE COMMERCIAL®



FOR SALE

1,269 SF INDUSTRIAL BUILDING 100% OCCUPANCY

79-59 Cooper Avenue

Glendale, NY 11385

Between 79th Street & 80th Street

\$1,300,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

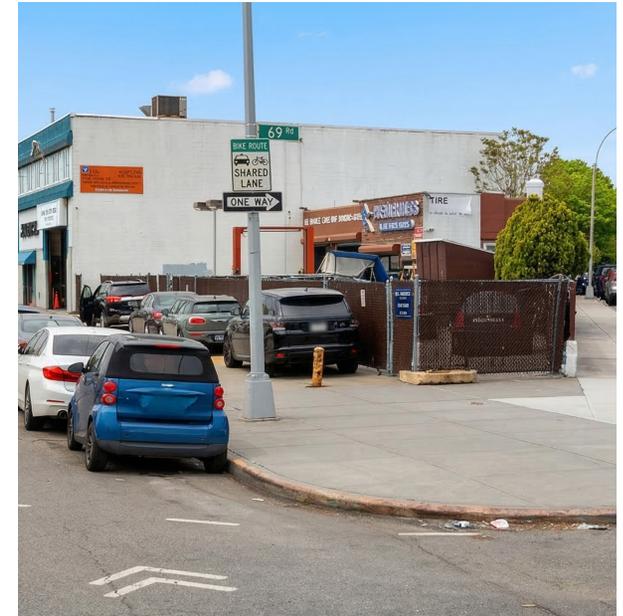
EXECUTIVE SUMMARY

79-59 Cooper Avenue presents a commercial investment opportunity in Glendale, Queens. The property consists of a one-story building totaling approximately 1,269 square feet situated on a large corner lot of roughly 10,960 square feet. The property features ground floor access, plumbing in place, and an HVAC system, providing a functional layout for a variety of commercial uses. The building will be delivered as-is with a tenant in place, offering immediate income potential and flexibility for investors or future owner-users seeking a well-located asset in a dense Queens market.

LOCATION OVERVIEW

Located along Cooper Avenue in Glendale, the property benefits from strong vehicular traffic and convenient access to surrounding neighborhoods including Ridgewood and Middle Village. The area features a mix of automotive businesses, neighborhood retail, and residential housing. Its proximity to major roadways such as Woodhaven Boulevard and the Jackie Robinson Parkway enhances connectivity throughout Queens and Brooklyn, supporting consistent demand for local commercial and service-oriented businesses.

Address	79-59 Cooper Avenue, Glendale, NY 11385
Location	Between 79th Street & 80th Street
Block/Lot	3801 / 35
Zoning	R4, C2-3
Lot Dimensions	137 FT x 80 FT
Lot Size	6,000 SF
Building Dimensions	47 FT x 27 FT
Building Size	1,269 SF
Building Class	G2
Total Commercial Units	1
Tenancy	Single
Occupancy Rate	100%
Sold As Is	With the Tenant - No Lease
Deal	Cash Only
Tax Bill	\$26,000



\$1,300,000

Offered At

1,269 SF

Building Size

1

Commercial Units

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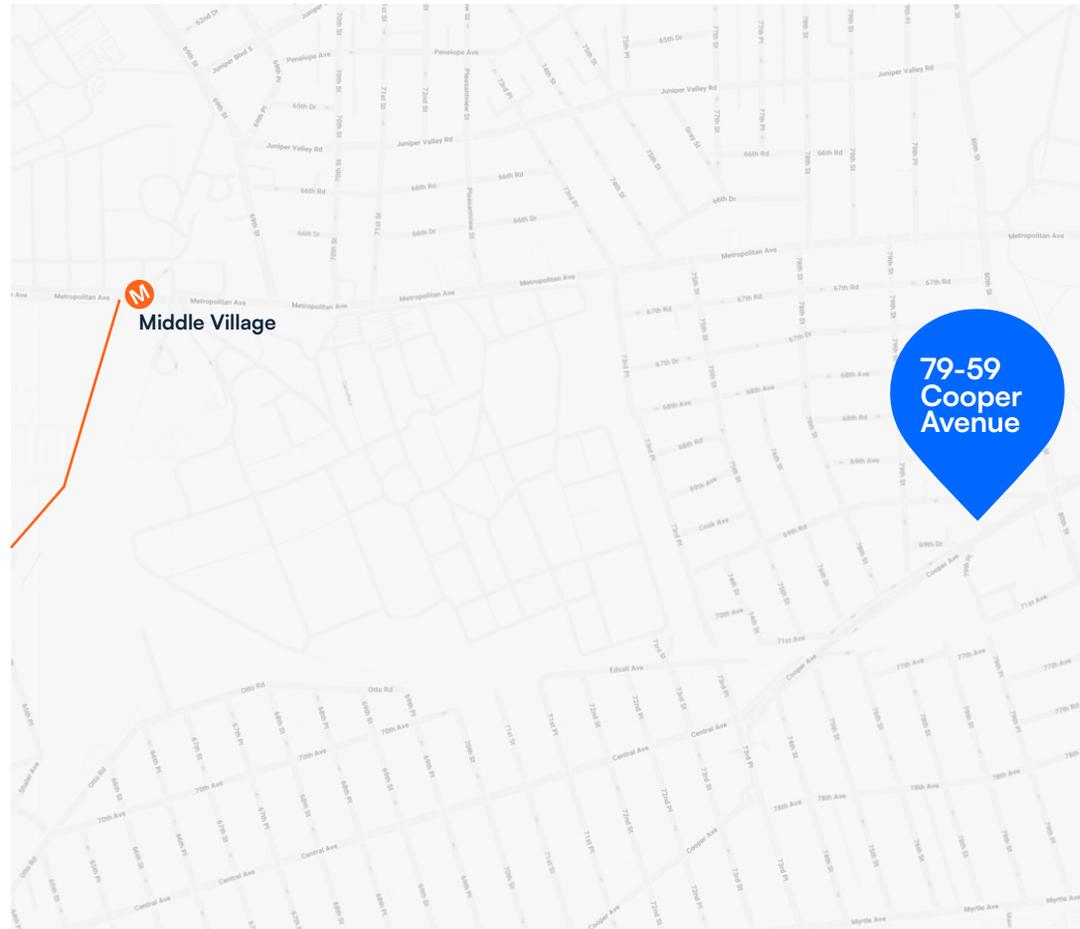
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TRANSPORTATION AND TAX MAP

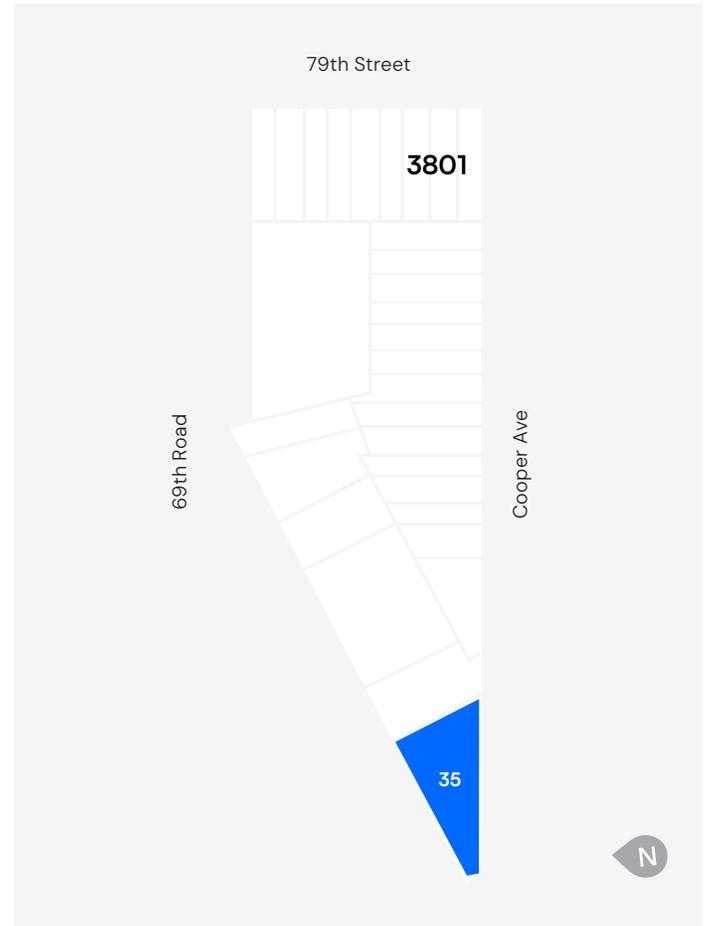
NEAREST TRANSIT

M Train at Middle Village

Q54 **Q29** **Q47** **Q55** Bus Lines



TAX MAP





**ADVISORS
BEFORE
BROKERS**

LOCATION OVERVIEW

GLENDALE

Situated along a well-traveled commercial corridor in central Queens, the area surrounding Cooper Avenue in Glendale blends residential charm with a long-standing local business presence. Cooper Avenue and nearby Myrtle Avenue form the neighborhood’s primary retail corridors, featuring a mix of neighborhood restaurants, bakeries, specialty shops, and essential services that cater to Glendale’s tight-knit community. Known for its quiet streets, strong neighborhood identity, and convenient access to surrounding parts of Queens and Brooklyn, Glendale attracts families, small business owners, and longtime residents who value its balance of local commerce and suburban-like character within New York City. With steady foot traffic, nearby parks, and established residential blocks, the area continues to serve as a reliable hub for both everyday living and neighborhood entrepreneurship.

POINTS OF INTEREST

- Forest Park
- The Shops at Atlas Park
- Forest Park Carousel
- Mount Judah Cemetery

DEMOGRAPHICS

Within a one-mile radius of the property

18,948	51,918	\$123,139
Total Households	People	Avg Household Income

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