

Cana Realty, Inc

156-15 Northern Blvd, Flushing, NY 11354 Daniel Kim Cell: 516-864-3669 & Dustin Koo cell : 616-596-3657



Price: \$5.5 million dollars

Two Story Building w. Full basement.

Building: 7,259 s.f.

Lot : 8,603 s.f.

Parking Spaces: 10

Zoning: R1-2A

Built: 2016

2nd floor: 1,650 s.f.

1st floor: 2,800 s.f.

Basement: 2,800 s.f

Address: 35-41 156th Flushing. NY

Use code: Community Center. Excellent Location. This prime location offers excellent visibility and accessibility, currently generating \$27,500 per month from a tenant under a Triple Net (NNN) lease, which includes the payment of property taxes, insurance, and maintenance fees. While there is one year remaining on the lease, but, the property will be delivered vacant at closing. Please do not disturb the tenant, as they are not aware the property is being marketed for sale.

This information is confidential. Please keep it confidential.

This property is offered subject to omissions, errors, change in price and withdrawal without notice. All of this information must be verified by you, and accordingly the accuracy of this information cannot be guaranteed. All information is from sources deemed reliable. No representation is the accuracy