



## ISLANDWIDE REALTY INC.

COMMERCIAL REAL ESTATE · INVESTMENT PROPERTIES

### RETAIL-RESIDENTIAL-MIXED USE BUILDING FOR SALE

**Property Info:**  
**33-05 Francis Lewis Blvd.**  
**Queens, NY 11358**  
**Sale Price: 1,595,000**

**Building Type: Retail Storefront**

<b>Heat:</b>	Gas
<b>Sprinkler:</b>	No
<b>Parking:</b>	Street
<b>Sewers:</b>	Yes
<b>Construction:</b>	Masonry
<b>Year Built:</b>	1962-2008 remodeled
<b>Taxes:</b>	\$28,000
<b>Bathrooms:</b>	2
<b>Land Area:</b>	3,060sf 30x102
<b>Zoning:</b>	R5B/C22 Overlay
<b>2<sup>nd</sup> floor residential:</b>	Plans in place
<b>Building FAR</b>	0.78

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**Exclusive Agent:**  
**MGM Islandwide Realty, Inc.**  
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**Comments:** Updated 2,700sf retail building located on well-travelled Francis Lewis Blvd. This property has plans in place for second story apartments. Ownership will consider all reasonable offers.

**MGM**

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