



# 143-26 41st Avenue

OFFERING MEMORANDUM

FLUSHING, QUEENS

## \$2,699,000

### 4,072

TOTAL SQUARE FEET

### Flushing

LOCATION

### \$663

\$ / SF

### \$40,000

ANNUAL TAXES

### \$1,833

MONTHLY CHARGE

### 3

TAX LOTS



Lin Pan Realty proudly presents 143-26 41<sup>st</sup> Ave 2<sup>nd</sup> Floor, an investment opportunity of community hub located in the heart of vibrant Flushing submarket of Queens. This meticulously renovated, second-floor space offers 4,072 square feet of flexible, pristine Area, ideal for creating a vital community anchor. A thoughtful combined layout of three units, providing an expansive and adaptable footprint. Renovated to a Like-new standard, ensuring a modern and clean setup. Two blocks from Main Street transportation hub and close proximity to PS 20 school, the location is ideal for churches, educational institutions, medical offices, daycare centers and non-profit organizations.

### STRATEGIC LOCATION

Flushing is a densely populated, and transit accessible neighborhood. The property is only two blocks from the subway and LIRR train station, and one block from PS 20 school.

### DIAMOND CONDITION

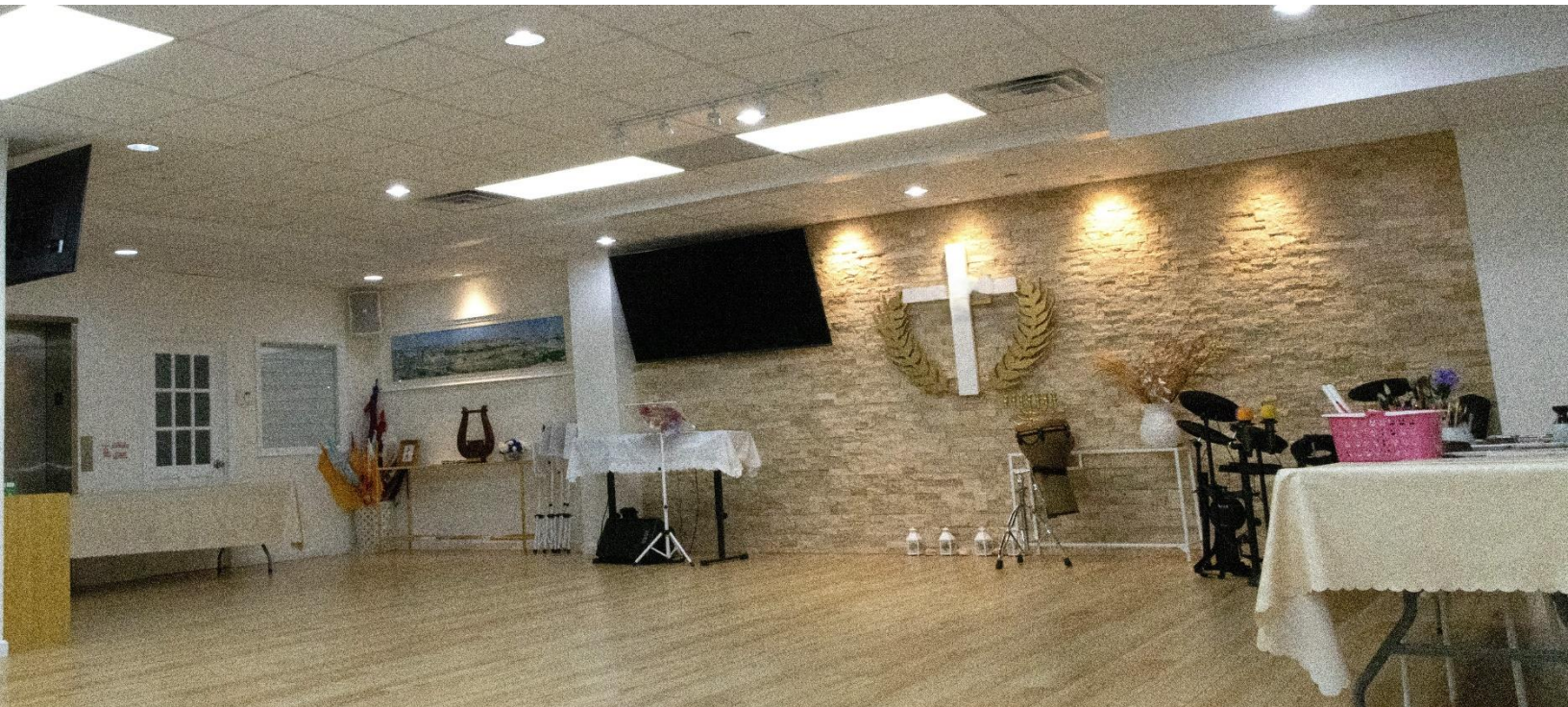
The Building was built in 2008 and completed in 2010. Current owner of 2<sup>nd</sup> floor units renovated the whole floor three years ago, with new flooring, kitchen, bathroom and appliances.

### RENT DEMAND

With huge population influx and new developments, the space of community facility is highly desired for school, medical office, daycare center, healthcare agency, and religious use

### DELIVER VACANT

The space is currently owner-used, and will deliver vacant upon closing for the buyers, making it ideal for the business owner to start the operation with no delays and no hassles.



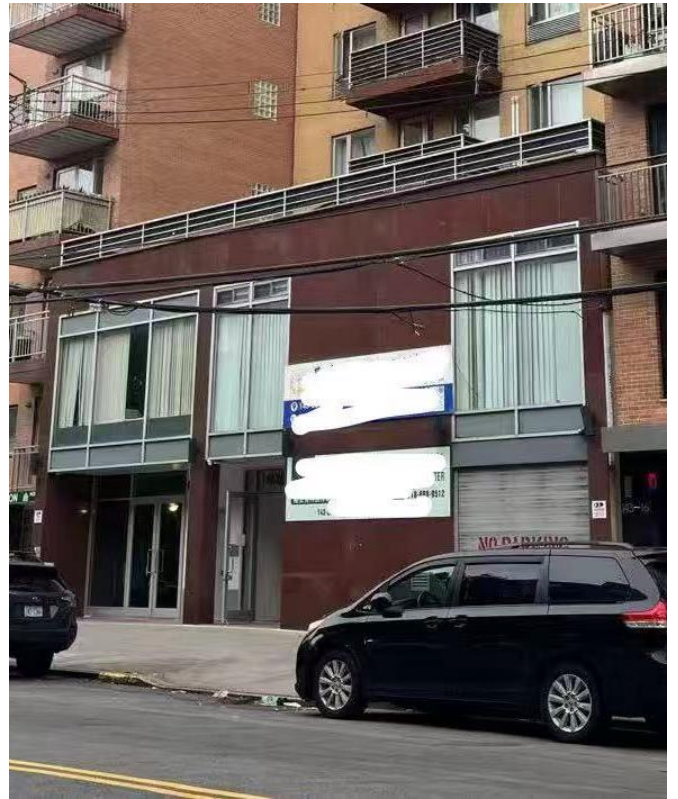
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of their information. References to square footage or area are approximate. Buyer must verify their information and bears all risk for any inaccuracies. All rights reserved.

## PROPERTY DESCRIPTION

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143-26 41 Ave, #2A, #2B, #2C

Neighborhood	Flushing
Borough	Queens
Block & Lot	5048 / 1204-1206
Lot Dimensions	50' x 129'
Land Area	6,400
Year of Built	2008
Zoning	R 7-1
Stories #	11
Total Area	35,573 SF
Property GLA	4,072 SF
Landmark/Historical	None
Common Charge	\$1,833/month
Annual Tax Bill	Exempt
Tax Class	4



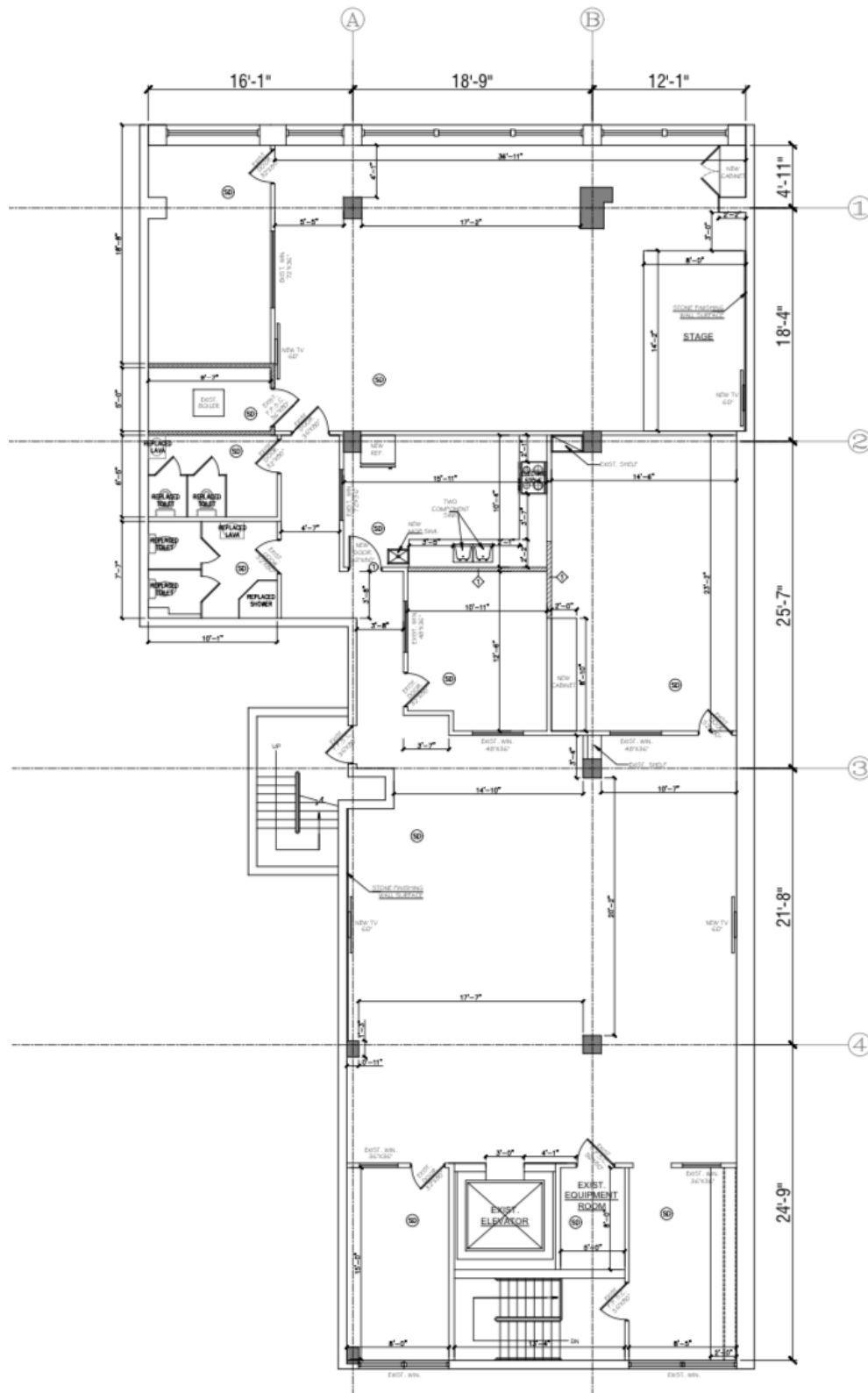
## TAX MAP







# FLOOR PLAN

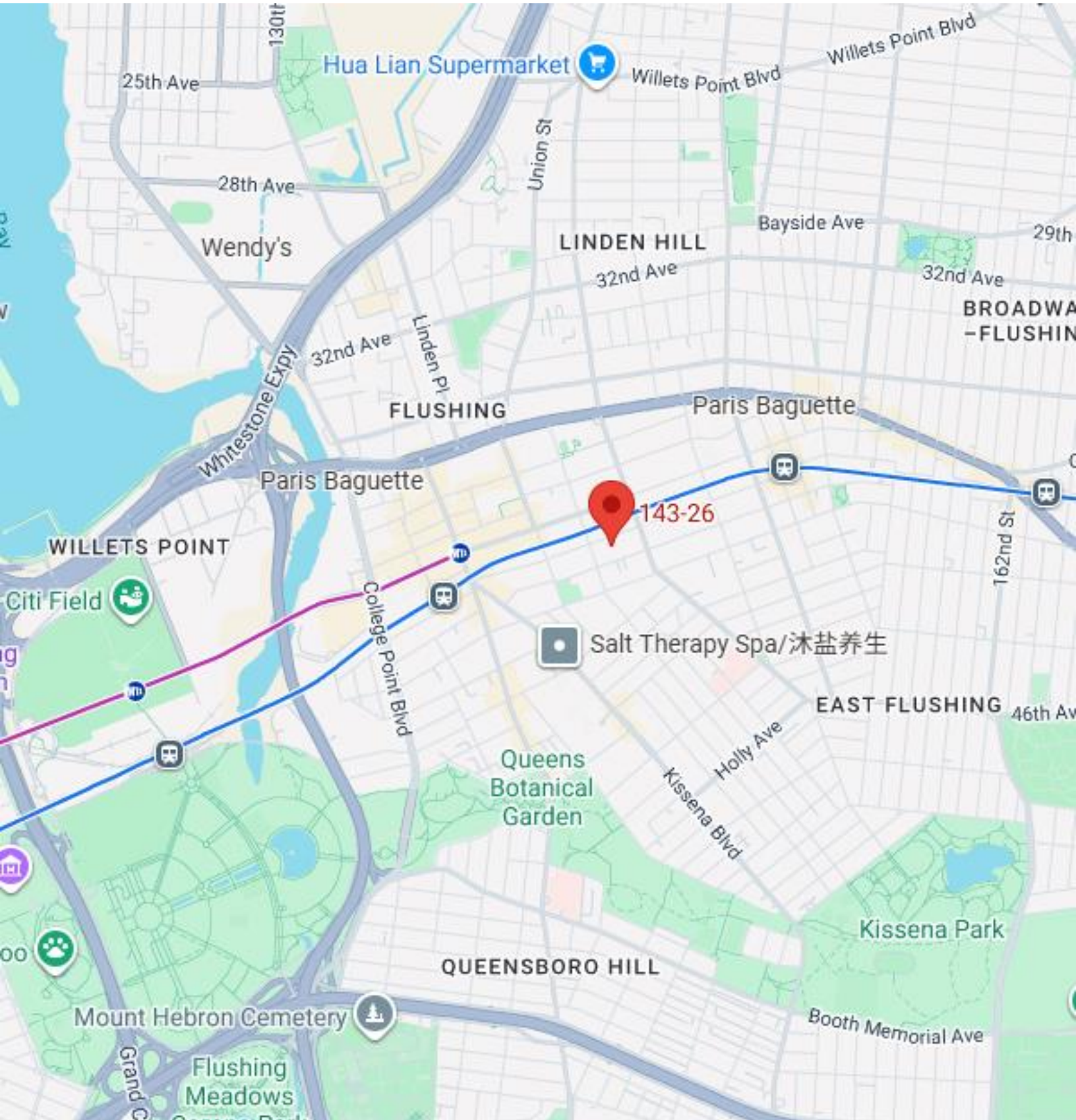


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Office Condo | 143-26 41 Ave Flushing





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## Commercial Team Contact

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