



B · SQUARE REALTY 盛世地產



BARBIE LI
REAL ESTATE TEAM

MIXED-USED IN NEW HYDE PARK

FOR SALE

\$1,288,000

BUILDING HIGHLIGHTS

Property Type:	Mixed-Use
Lot Size:	2,000 SF
Building Size:	3,000 SF
Year Built:	1949
Feature:	Renovated in 2024

231 JERICHO TPKE
NEW HYDE PARK, NY 11040



ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.*

AN EXCEPTIONAL INVESTMENT OPPORTUNITY

This turnkey mixed-use property on Jericho Turnpike offers food business owners a complete solution with a newly renovated first-floor commercial space featuring a move-in ready commercial kitchen including professional equipment and new split AC system. The space is ideally configured for pho, rice noodles, mala hot pot, or a turnkey bubble tea shop with all professional equipment, and comes ready for immediate operation. The second floor provides stable rental income with a spacious 5 bedroom 2 bathroom unit currently occupied by reliable long-term tenants whose rent helps cover property expenses.

This unique investment delivers dual income streams - run your restaurant business downstairs while the residential unit upstairs generates consistent rental income. With the upstairs unit helping offset ownership costs and the prime location ensuring business visibility, this turnkey property presents a low-risk opportunity with both immediate cash flow and long-term appreciation potential in a desirable Long Island location.



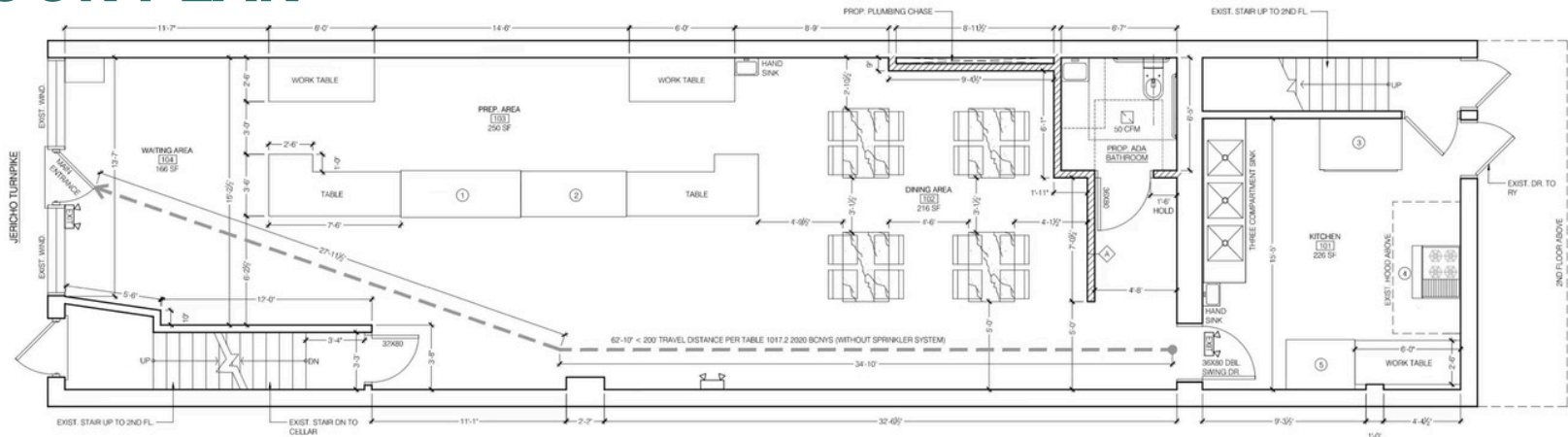
Each unit has separate electric meters

FINANCIAL OVERVIEW

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PROPERTY INCOME				
UNIT	LAYOUT	LEASE	INCOME/M.*	INCOME/Y.*
1st Floor - Retail	Restaurant	10-Years Leased (3% Annual Rent Escalation)	\$5,500	\$66,000
2nd Floor - Residential	5 Beds 2 Baths	Deliver Vacant	\$4,500 (Projected)	\$54,000 (Projected)
TOTAL INCOME				\$120,000
PROPERTY EXPENSE (ANNUALLY)				
R.E. TAX				\$19,796
WATER				\$4,800
INSURANCE				\$4,600
TOTAL EXPENSE*				\$29,196
*Tenants pay electricity *Projected income			CAP RATE	NET INCOME
			7%	\$90,804

1ST FLOOR PLAN





AN EXCEPTIONAL INVESTMENT OPPORTUNITY

Located in New Hyde Park's bustling commercial district, this high-visibility property benefits from excellent foot traffic and convenient highway access while serving an established neighborhood with strong customer demand. The solid brick building has been completely upgraded with modern improvements throughout, offering both commercial and residential potential in one package.

There are parking lots nearby, open 11AM-8PM, Sunday all day. After 6PM will be free parking.



Listing Agent

Barbie Li

Lic. R.E Broker
Team Leader of BLT
Team Mentor of B2STARS

Schedule a Showing
Email us at info@barbieliteam.com
More information
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