

**34-15 Francis Lewis Boulevard**

**Bayside (Queens), New York, 11358**



**FORMER BANK  
BUILDING FOR SALE**

**34-15 Francis Lewis Boulevard**

**Bayside (Queens), New York, 11358**



- 2,880SF Ground Floor plus finished basement
- Dedicated On-Site Parking
- Unused FAR
- Wraparound Signage & Pole Sign Available

**ASKING PRICE: \$2,865,000**

**PRICE PER SF: \$994**

**PRICE PER LOT SF: \$312**

PROPERTY DESCRIPTION

Alliance Retail Development has been retained on an exclusive basis to arrange for the sale of 34-15 Francis Lewis Boulevard, Bayside (Queens), NY. The subject property consists of a vacated former Citizens Bank measuring roughly 2,880SF on grade and a similar sized partially finished basement with offices, vault, and storage space. There is also dedicated parking for employees and customers; the parking field is roughly 7,000SF.

34-15 Francis Lewis Boulevard is located among various other national chain store tenants such as Key Food Supermarket, CVS, Dunkin' Donuts, Chase Bank, Dollar Tree and is a 5-minute walk to the Auburndale LIRR train station. Furthermore, it is less than 0.5 miles to the Clearview Expressway and less than 2.0 miles to the Cross Island Parkway.

TAX MAP



PROPERTY HIGHLIGHTS



Delivered Vacant



Customer + Employee Parking



21' Ceiling Heights



Convenient Access to Highways

PROPERTY INFORMATION

PROPERTY INFORMATION

Address:	34-15 Francis Lewis Boulevard, Bayside (Queens), NY 11358
Block & Lot:	6077   70
Lot Dimensions:	100' * 91' (slightly irregular)
Lot SF:	9,170 SF

BUILDING INFORMATION

Ground Floor:	2,880 SF
Basement:	2,880 SF (approximately); finished with offices and vault
Ceiling Heights	21' (Ground Floor)

ZONING INFORMATION/ FEATURES

Zoning District:	R5B / C2 Overlay
Residential FAR:	1.35
Facility FAR:	2.00
FAR As-Built:	0.60
Unused FAR:	6,878SF

FINANCIAL INFORMATION

Tax Class:	4
Property Tax (24' - 25' )	\$45,425

### 3 | MARKET COMPARABLES

#### Northeast Queens

Building Sales - Banking Facilities or Other Comparable Commercial Usage with Dedicated Parking (Sub-10,000sf Structure Size / Sub-20,000sf Lot Size) | Excluding #15

Total Number of Transactions (2019 - 2024):	5
Average Price Per Square Foot (BUILDING):	\$ 1,386.58
Median Price Per Square Foot (BUILDING):	\$ 1,273.84
Average Price Per Square Foot (LOT):	\$ 329.78
Median Price Per Square Foot (LOT):	\$ 287.22

ADDRESS	PROPERTY TYPE	# OF PROP	LOT SIZE	BUILDING SIZE	STORIES	SALES PRICE	PPSF LOT	PPSF BUILDING	RE TAXES	CLOSING DATE
32-50 Francis Lewis Boulevard	Stand Alone / Restaurant (NOTE: Independent restaurant not part of chain; designated parking, no drive-thru, non-corner)	1	7,099 SF	1,625 SF	1	\$ 2,070,000.00	\$ 291.59	\$ 1,273.84	\$ 38,086.00	07.17.2020
32-02 Francis Lewis Boulevard	Stand Alone / Restaurant (NOTE: Former Capital One turned Starbucks; designated parking, no drive-thru, corner location)	1	17,200 SF	3,430 SF (Ground Floor, plus storage & facilities in basement)	1	\$ 4,750,000.00	\$ 276.16	\$ 1,384.83	\$ 66,782.00	06.25.2019
196-56 Northern Boulevard	Stand Alone / Restaurant (NOTE: Diner at the SWC of Northern Blvd. & Francis Lewis Blvd.; designated parking, no drive-thru, corner location)	1	8,626 SF	2,397 SF	1	\$ 5,750,000.00	\$ 666.58	\$ 2,398.83	\$ 52,458.00	02.10.2020
248-40 Northern Boulevard	Stand Alone / Banking Facility (NOTE: Capital One w/ designated parking and drive-thru, non-corner location)	1	10,880 SF	2,940 SF (Ground Floor, plus offices & storage basement)	2	\$ 3,125,000.00	\$ 287.22	\$ 1,062.92	\$ 70,661.00	10.14.2021
156-02 Aguilar Avenue	Stand Alone / Banking Facility (NOTE: HSBC sale to Citizens; designated parking, no drive-	2	20,419 SF	3,200 SF (Ground Floor, plus storage basement and 2nd	2	\$ 2,600,000.00	\$ 127.33	\$ 812.50	\$ 99,445.00	02.18.2022

# 4 | NEIGHBORHOOD COMPETITION MAP



# 5 | NEIGHBORHOOD AERIAL





# 7 | EXTERIOR PHOTOS

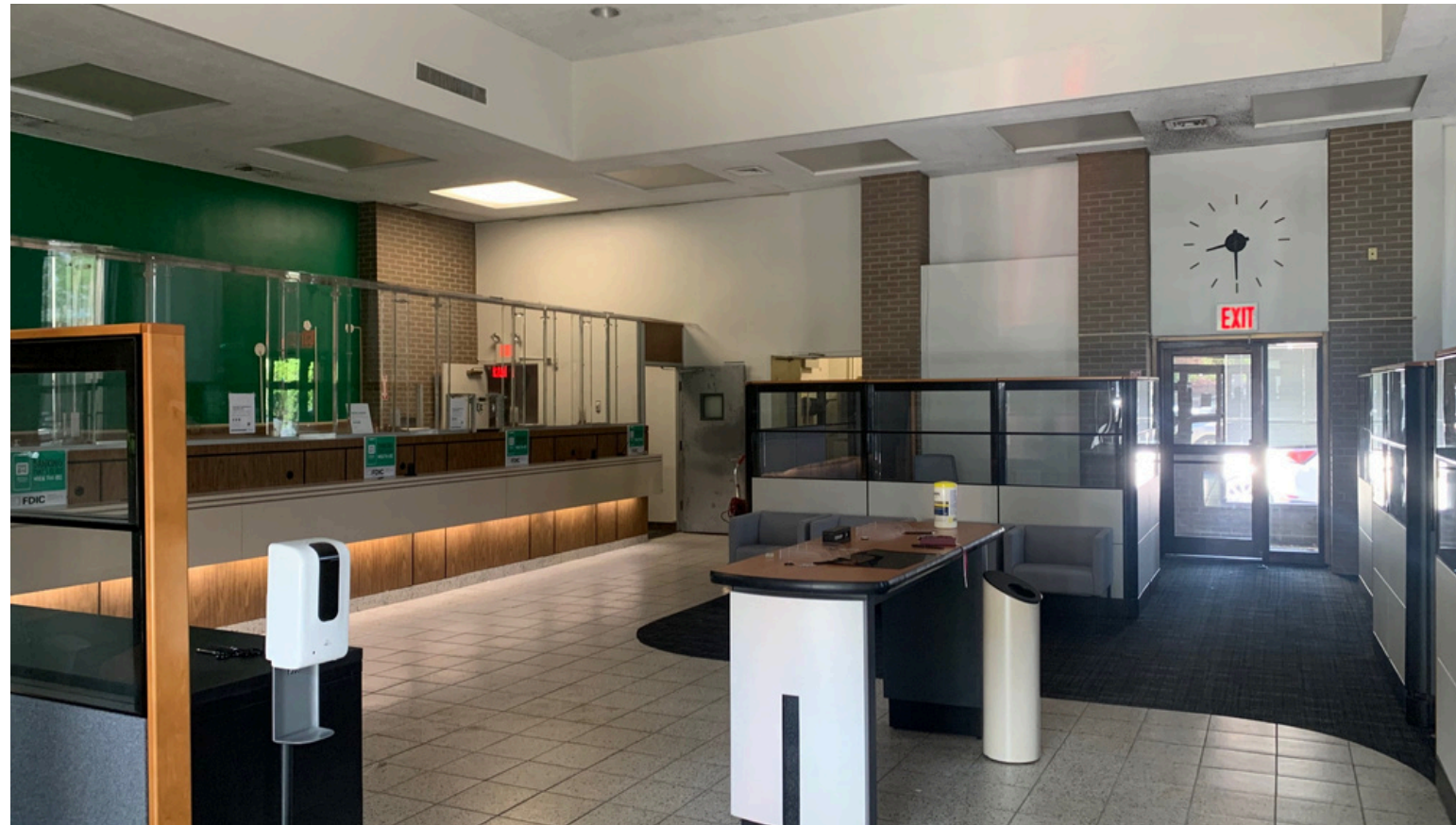
---





# 8 | INTERIOR PHOTOS

---



# 34-15 Francis Lewis Boulevard

BAYSIDE (QUEENS), NEW YORK, 11358

For More Information Contact:

**RYAN FELDMAN**

**718.233.3832**

**ryan@ardrealestate.com**

©2023 Alliance Retail Development. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Alliance Retail Development's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Allian Retail Development. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND ALLIANCE RETAIL DEVELOPMENT IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS

