



B · SQUARE REALTY 盛世地產

T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354
800 Northern Blvd, Great Neck, NY 11021

EXCLUSIVE

OZONE PARK

LEGAL 2 FAM + 1 RETAIL STORE

102-08 101st Ave OZONE PARK, NY 11416



1FL LAW OFFICE



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**ZONING: R6B/C2-3,
BUILDING: 2040 SQFT; \$ 1,090,000
RETAXES: \$5872/Y**

- 1ST FLOOR COMMERCIAL SPACE: SUITABLE FOR VARIOUS USES; CURRENTLY LEASED AS A LAW OFFICE WITH 3 YEARS REMAINING ON THE LEASE, FEATURING A 3% ANNUAL RENT INCREASE.
- 2ND FLOOR: TWO UNITS (FRONT AND REAR), EACH WITH 1 BEDROOM AND 1 BATHROOM. BOTH UNITS ARE FULLY RENTED WITHOUT LEASES, OCCUPIED BY RELIABLE TENANTS WHO PAY RENT ON TIME, PROVIDING FLEXIBILITY FOR RENT ADJUSTMENTS.
- UTILITIES: 3 ELECTRIC METERS, 1 GAS METER, 1 BOILER. NEWLY REPLACED ROOF AND BOILER (2 YEARS OLD).
- ADDITIONAL FEATURES: FULLY RENOVATED BASEMENT WITH BACKYARD ACCESS.
- CONVENIENT TRANSPORTATION: 7-MINUTE WALK TO A TRAIN, 15 MINUTES TO J TRAIN, AND A 20-MINUTE DRIVE TO FLUSHING. ACCESSIBLE BUS LINES INCLUDE Q11/Q21/Q52-SBS, COVERING KEY AREAS OF QUEENS.
- STRONG NEIGHBORHOOD AMENITIES: KEY FOOD SUPERMARKET AND SENIOR CENTER AT THE STREET CORNER, ALONG WITH A VARIETY OF RESTAURANTS.



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2 ND FL REAR LIVING ROOM



2 ND FL REAR KITCHEN

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\$ 1,090,000



2 ND FL FRONT KITCHEN



2 ND FL REAR BED ROOM



2 ND FL FRONT LIVING ROOM



2 ND FL FRONT BED ROOM

**1ST FL LAW OFFICE (COULD BE ANY RETAIL)
\$2575, 3% INCREASE , 3YEARS LEASE LEFT
2ND FL**

- FRONT: \$1100, NO LEASE, PAY CHECK
 - PROJECTED:\$1700
- REAR: \$1200 NO LEASE ,PAY CHECK
 - PROJECTED:\$1700