



**PROPERTY INFORMATION**

- Property Address:** 134-16 35th Avenue, Flushing, NY 11354
- Location Description:** On 35th Avenue Between Prince Street and Farrington Street
- Block, Lot:** 4958 / 120
- Zoning:** R5/C2-2
- Retail Spaces:** 7,725± SF
- Ceiling Height:** 12’1” - 14’10” (Floor to Floor Height)
- Property Tax:** \$7253.6/Year (Tenant pays increase over the base year 24/25)
- Common Charge:** \$650/ Month pay by Tenant
- Utility** Tenant’s responsibility
- Income:** Approx. \$ 318,270 year 2026
- Expense:** Approx. \$ 7,253.6 year 2026
- Sale Price:** Upon Request
- Property Highlights:**
  - Located in Downtown Flushing, nearby public transportations, shops, restaurants, banks, and hotels
  - Across street from two mega mixed -use projects: One is named as “The Farrington” located on the corner of Farrington St and 35th Ave. The building includes luxury residential condominiums, Four Point By Sheraton Hotel & the Farmington Mall. The 2nd project is called “The Prince” at the corner of Prince St and 35th Ave. It is a 14-story mixed-use tower including luxury residential condos, 176 rooms hotel, retail stores and community facility
  - Close to major highways– Van Wyck Expressway, Grand Central Parkway and Long Island Expressway

**For further information, kindly contact exclusive agents:**

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**TAX MAP**



**DEMOGRAPHIC:**

Demographic by Zip Code (Reference from United State Zip Code. Org)	
Total Population	54,878
Median Age	44
Median Household Income	\$46,566
Family Households	47%

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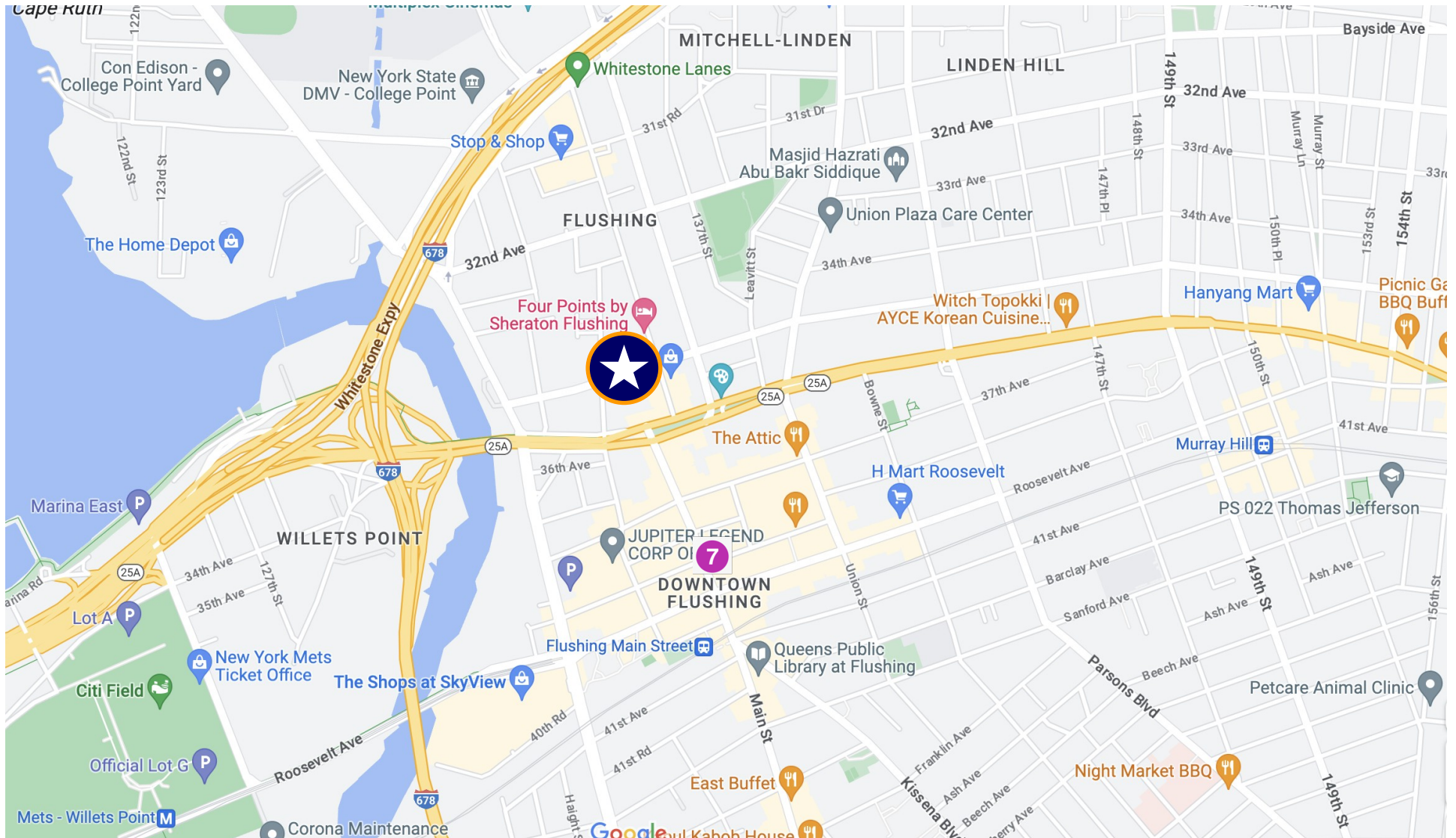
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**MAP OF TRANSPORTATION AND NEARBY MAJOR RETAILERS AND FACILITIES**



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**Income & Expense**

<b>REVENUE</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Total Gross Monthly Rent	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85	\$31,669.25
<b>Total Gross Annual Rent</b>	<b>\$309,000.00</b>	<b>\$318,270.00</b>	<b>\$327,818.16</b>	<b>\$337,652.64</b>	<b>\$347,782.20</b>	<b>\$358,215.72</b>	<b>\$368,962.20</b>	<b>\$380,031.00</b>
<b>EXPENSE</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
RE Tax	\$7,253.60	\$7,253.60	\$7,253.60	\$7,253.60	\$7,253.60	\$7,253.60	\$7,253.60	\$7,253.60
<b>Total Expense</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>	<b>\$7,253.60</b>
<b>Net Operating Income</b>	<b>\$301,746.40</b>	<b>\$311,016.40</b>	<b>\$320,564.56</b>	<b>\$330,399.04</b>	<b>\$340,528.60</b>	<b>\$350,962.12</b>	<b>\$361,708.60</b>	<b>\$372,777.40</b>

- The tenant is responsible for paying common charges.
- Common charges cover the master insurance for public/common areas.
- The tenant is responsible for obtaining and maintaining insurance coverage for the interior of the unit.
- The tenant shall pay 100% of any real estate tax increase over the base year.

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