



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



BARBIE LI
REAL ESTATE TEAM

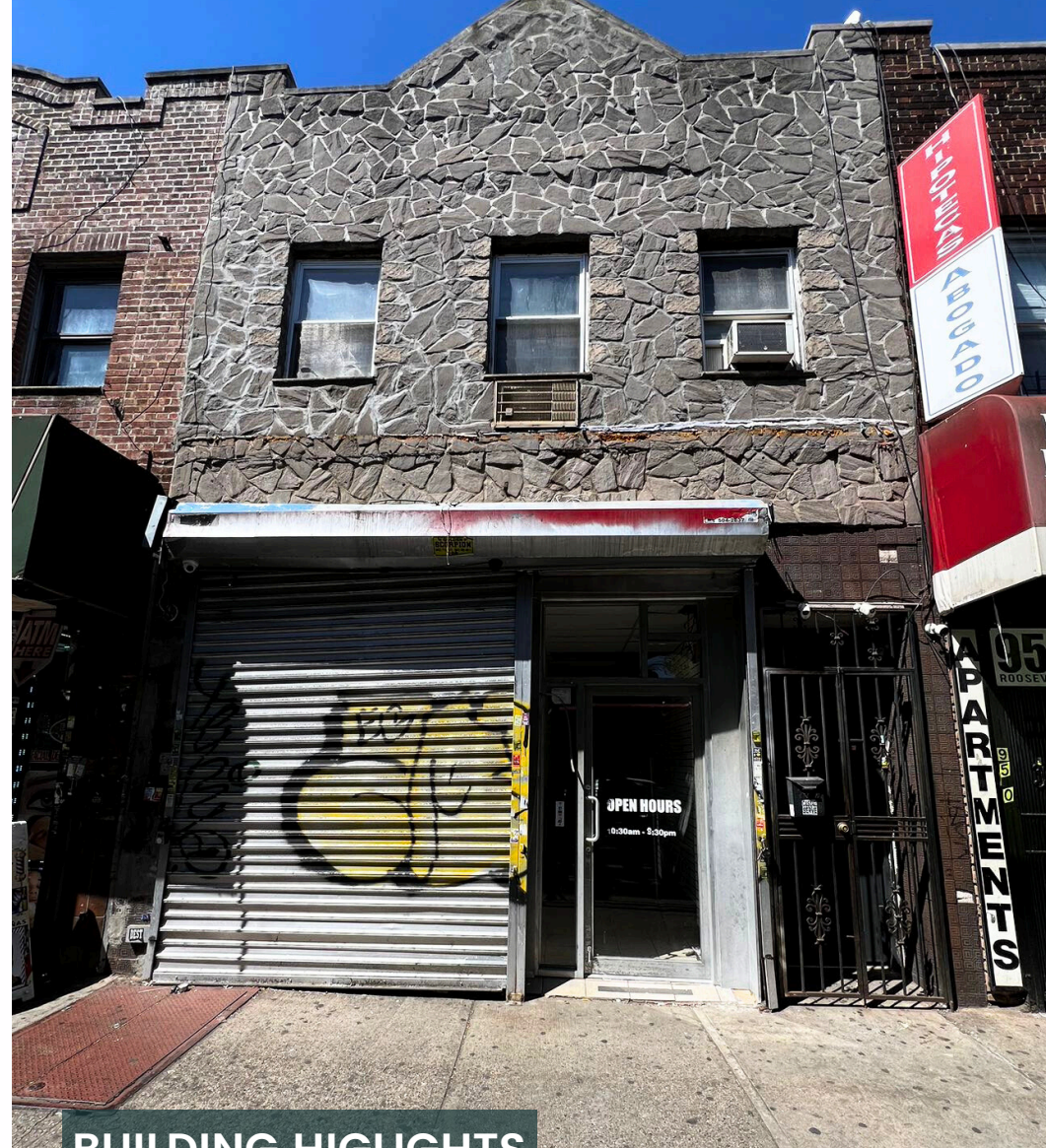
JACKSON HEIGHTS MIXED-USED

Great for 1031 exchange property or end-users!

FOR SALE

95-07 ROOSEVELT AVE
JACKSON HEIGHTS, NY 11372

ASKING PRICE \$1,990,000



BUILDING HIGHLIGHTS

- Lot Size:** 20 ft x 80 ft
- Zoning:** R6, C2-4
- Building Size:** 20 ft x 62 ft
- Stories:** **2 Stories**
 - (1) Storefront
 - (2) Each Unit 2 Beds 1 Bath

AN EXCEPTIONAL INVESTMENT OPPORTUNITY

95-07 Roosevelt Ave presents a rare mixed-use opportunity on one of Jackson Heights' most active commercial corridors. Located directly on Roosevelt Avenue, this property benefits from exceptionally strong foot traffic, mature surrounding retail, and a highly convenient location that continues to attract both investors and tenants. **The building consists of one ground-floor retail space and two residential units above, creating a diversified income structure that offers stronger stability and lower risk compared to single-use properties.** The retail space will be delivered vacant, allowing flexibility for owner-users or future lease-up, while the newly renovated basement adds practical value and helps reduce future improvement and maintenance needs. Just one block from the Junction Blvd 7 train station, and close to major highways, shops, and restaurants, this is a well-located mixed-use asset in one of Jackson Heights' most established and investor-favored locations.



FINANCIAL OVERVIEW

INCOME

UNIT	LAYOUT	LEASE	INCOME/M. (CURRENT)	INCOME/Y. (CURRENT)	INCOME/Y. (PRO-FORMA)
STORE	GRD FLR & BSMT	1500+SQFT VACANT	\$8,500 (Projected)		\$102,000
2F	2 bedroom apt.	M TO M	\$1,200	\$14,400	
2R	2 bedroom apt.		\$2,500 (Projected)		\$30,000
TOTAL INCOME					\$146,400

EXPENSE

R.E. TAX	\$14,664 (50% PAY BY STORE)
WATER	\$3,567
HEATING	\$2,481
CLEANING/MAINTENANCE	\$4,000
TOTAL EXPENSE	\$17,380
NET INCOME	\$129,020



Listing Agent

Barbie Li

Lic. R.E Broker
Team Leader of BLT

Schedule a Showing
Email us at info@barbieliteam.com

More information
please call at **646-889-9988**



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