

FOR SALE  
ASKING PRICE \$3,950,000

# 135-14 NORTHERN BOULEVARD

Flushing, NY 11354 | Queens

BETWEEN  
MAIN STREET &  
PRINCE STREET



TWO-STORY COMMERCIAL BUILDING IN  
FLUSHING WITH OWNER-USER POTENTIAL

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### **Prime Northern Boulevard Location**

Just off Main Street with +56,000 annual average daily traffic (AADT)

#2

### **Conveniently Located**

Steps from the 7-train and Long Island Railroad at Main St & Roosevelt Ave

#3

### **Surrounded by Luxury Condominium Projects & Highest Paying Retail Tenants in Queens**

#4

### **Property Will Be Delivered Vacant**

Providing an ideal owner-user or investment opportunity



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FOR SALE**



**135-14  
NORTHERN BLVD**

**PROPERTY SUMMARY**

**THE OFFERING**

|          |   |
|----------|---|
| Address  | 135-14 Northern Boulevard, Flushing, NY 11354   |
| Location | Located on the south side of Northern Boulevard between Main Street and Prince Street |
| Block    | 4971  |
| Lot      | 29  |

**PROPERTY INFORMATION**

|                     |                    |
|---------------------|--------------------|
| Gross Lot SF        | 2,368 SF (approx.) |
| Lot Dimensions      | 32' x 70' (irr.)   |
| Stories             | 2 plus lower level |
| Building SF         | 4,400 SF (approx.) |
| Building Dimensions | 32' x 70' (irr.)   |

**ZONING INFORMATION**

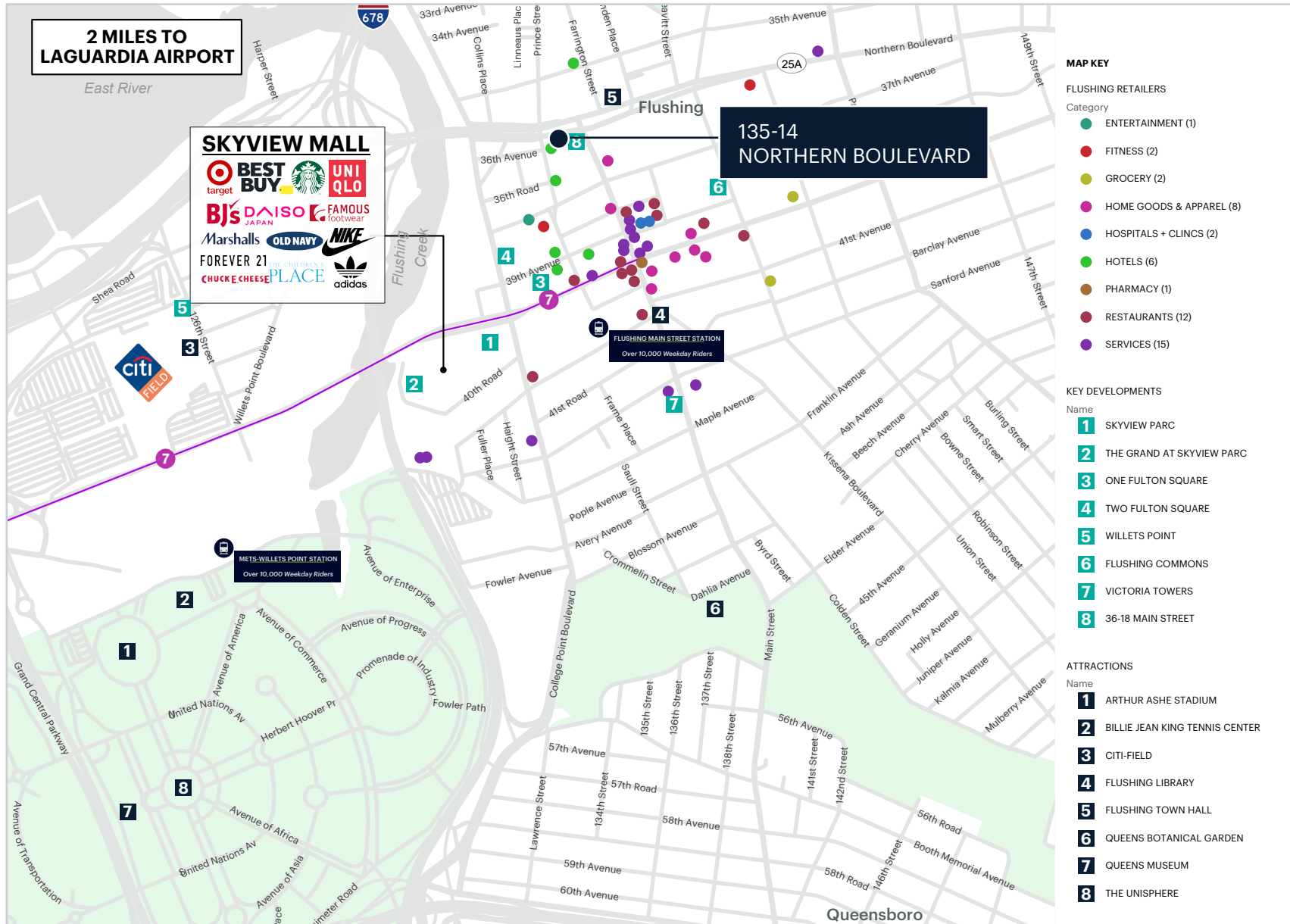
|                                |                      |
|--------------------------------|----------------------|
| Zoning                         | C4-3                 |
| Commercial FAR (As-of-Right)   | 3.40                 |
| Buildable SF (As-of-Right)     | 8,051 SF (approx.)   |
| Community Facility FAR         | 4.80                 |
| Community Facility / Total BSF | 11,366 SF (approx.)  |
| Less Existing Structure        | (4,400) SF (approx.) |
| Available Air Rights           | 6,966 SF (approx.)   |

**NYC FINANCIAL INFORMATION**

|                    |           |
|--------------------|-----------|
| Assessment (23/24) | \$353,250 |
| Tax Rate           | 10.6460%  |
| Taxes (23/24)      | \$37,607  |
| Tax Class          | 4         |

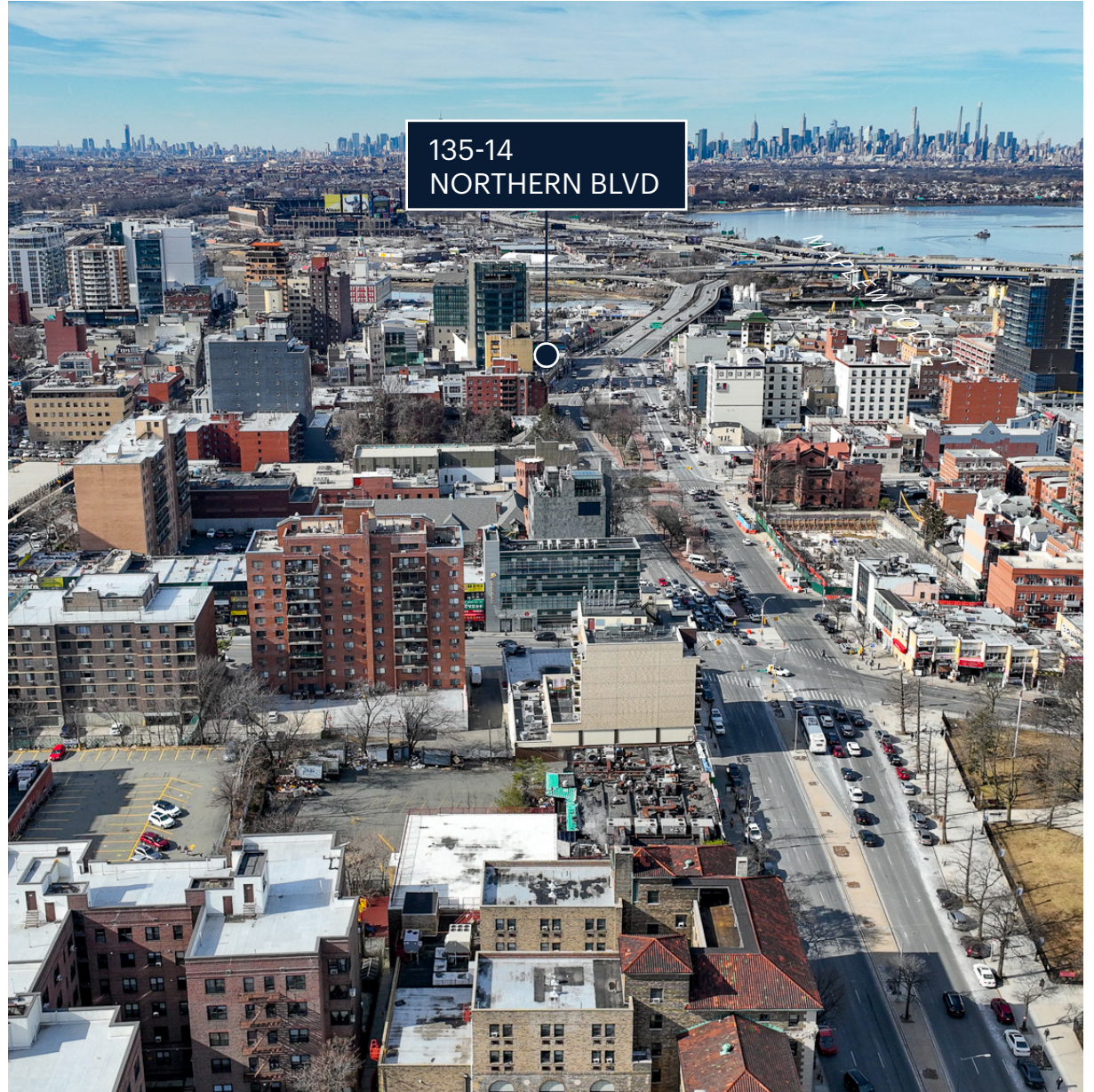
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# SURROUNDING AREA MAP



135-14 NORTHERN BOULEVARD  
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# PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

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