

FOR SALE
ASKING PRICE \$10,750,000
\$676 PPSF

134-16 NORTHERN BOULEVARD

Downtown Flushing, NY 11354 | **Queens**

CORNER COMMERCIAL
BUILDING WITH
REZONING POTENTIAL



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Great Exposure

276 FT of frontage on Northern Boulevard / Prince Street, with 50,000+ average annual daily traffic (AADT)

#2

Ideal Rezoning Opportunity

Located within Flushing Waterfront Rezoning *Special Waterfront District (SFWD)*

#3

Income-Producing Investment

with demolition clauses in place within all leases

#4

\$1,200+ PSF Sell-Out Pricing

in surrounding Flushing luxury condominium market

#5

Superior Retail Location

Ideally situated steps from the highest paying retail corridor in Queens, on Main Street

#6

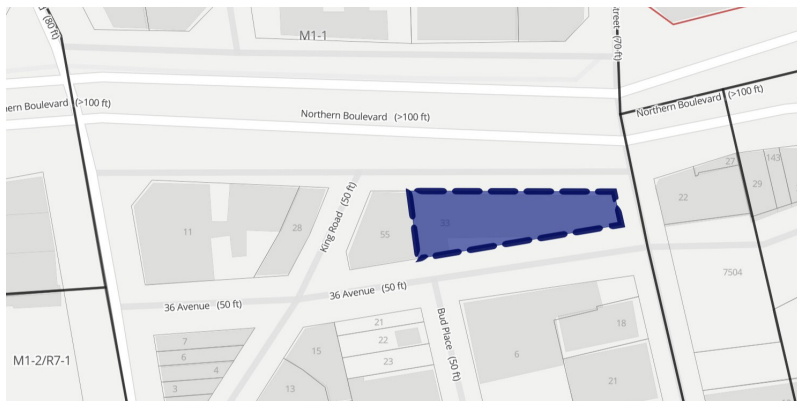
Convenient Transportation

Minutes from the 7-subway train and Long Island Railroad at Main Street & Roosevelt Avenue



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FOR SALE**

PROPERTY OVERVIEW



FINANCIAL SNAPSHOT

Asking Price	\$10,750,000
Price Per SF	\$676
Net Operating Income (At Market)	\$702,162

PROPERTY SUMMARY

THE OFFERING

Property Address	134-16 Northern Blvd
Neighborhood	Flushing
County	Queens
Block / Lot	4967 / 33
Gross Lot SF	13,300 (approx.)
Lot Dimensions	237.33' x 75.25' Irregular (approx.)

BUILDING INFORMATION

Stories	2
Building SF	15,900 SF (approx.)
Commercial Units	11
Year Built / Renovated	1938 / 1996

ZONING INFORMATION

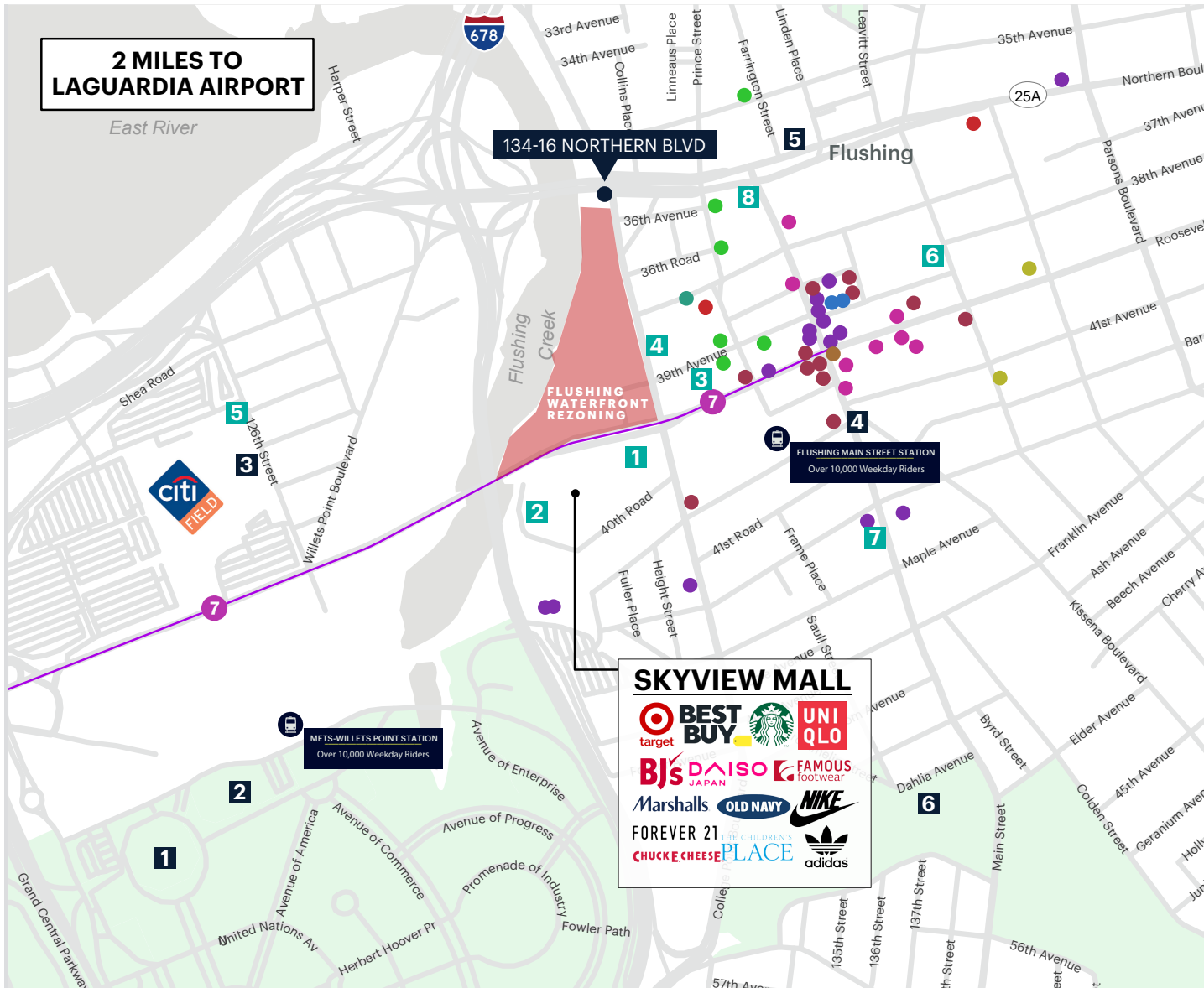
Existing Zoning	M1-1
Floor Area Ratio (As-of-Right)	1.00
Buildable SF (As-of-Right)	13,300 BSF (approx.)
Rezoning Potential	C4-2 / R6
Rezoned FAR (As-of Right)	3.40
Buildable SF (As-of-Right)	45,220 BSF (approx.)
Buildable SF (Maximum w. CF)	63,840 BSF (approx.)

NYC DEPT. OF FINANCE TAX INFORMATION

Assessment (2022/2023)	\$1,038,906
Tax Rate	10.646%
Gross Property Taxes	\$110,602
Tax Class	4

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SURROUNDING AREA MAP



FLUSHING RETAILERS

Category

- ENTERTAINMENT (1)
- FITNESS (2)
- GROCERY (2)
- HOME GOODS & APPAREL (8)
- HOSPITALS + CLINCS (2)
- HOTELS (6)
- PHARMACY (1)
- RESTAURANTS (12)
- SERVICES (15)

KEY DEVELOPMENTS

Name

- 1** SKYVIEW PARC
- 2** THE GRAND AT SKYVIEW PARC
- 3** ONE FULTON SQUARE
- 4** TWO FULTON SQUARE
- 5** WILLETTS POINT
- 6** FLUSHING COMMONS
- 7** VICTORIA TOWERS
- 8** 36-18 MAIN STREET

ATTRACTIONS

Name

- 1** ARTHUR ASHE STADIUM
- 2** BILLIE JEAN KING TENNIS CENTER
- 3** CITI-FIELD
- 4** FLUSHING LIBRARY
- 5** FLUSHING TOWN HALL
- 6** QUEENS BOTANICAL GARDEN

CONTACT EXCLUSIVE AGENTS

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