

BELLEROSE PARK

FOR SALE

~6.5% CAPITALIZATION RATE

251-73 JERICHO TURNPIKE

Bellerose, NY 11426 | Queens



MULTI-STORY NEW CONSTRUCTION COMMERCIAL BUILDING
ANCHORED BY RETRO FITNESS, CHILDREN OF AMERICA,
SIGHTMD & TIGER SCHULMANN'S

RIPCO
INVESTMENT SALES

FOR SALE
INQUIRE FOR PRICING
~6.5% CAPITALIZATION RATE

PROPERTY HIGHLIGHTS

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **251-73 JERICHO TURNPIKE IN BELLEROSE, QUEENS**. The building is situated at the northwest corner of Little Neck Parkway and Jericho Turnpike with 312' of wraparound frontage.

The subject property is a brand new construction four-story commercial building anchored by Retro Fitness, Children of America, and Tiger Shulmans. The building will also be serving the medical needs of the community with the likes of Northwell Health, SightMD, and Finesse Dental Lab entering the market. The property is unique in that it benefits from utilizing New York City zoning, but being positioned at the crossroads of Nassau & Queens the building caters to Floral Park, New Hyde Park and the surrounding Long Island neighborhoods which have significant supply constraints to new construction commercial space.



BELLEROSE PARK

#1

New Construction Four-Story
Commercial Building at
the Queens-Nassau Border

#2

Anchor Tenants:
Retro Fitness, Children of America,
& Tiger Shulmann's

#3

Long-Term Medical Tenants:
Northwell Health, SightMD,
& Finesse Dental Lab

#4

On-Site Parking for
145 Cars plus ample street parking

#5

Delivered with ICAP for 15-Years

#6

Walking distance to
the Floral Park LIRR Station

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PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

BELLEROSE PARK

Property Address	251-73 Jericho Turnpike, Bellerose NY 11426
Location	Northwest corner of Jericho Turnpike & Little Neck Parkway

PROPERTY INFORMATION

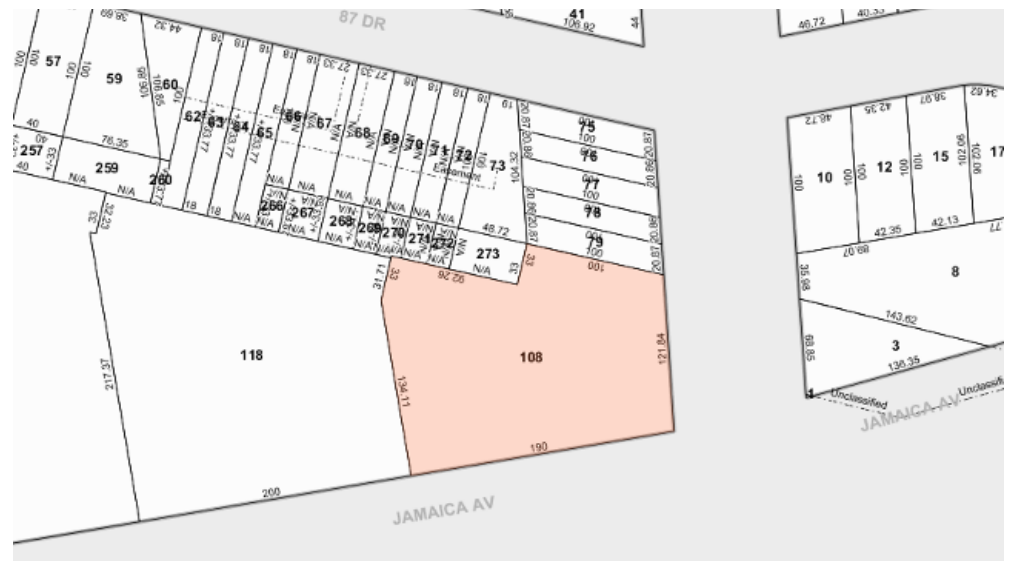
Block / Lot	8668 / 108
Gross Lot SF	28,406 SF (approx.)
Lot Dimensions	190' x 122' Irreg. (approx.)
On-Site Parking Spaces	145 with stackers
Stories	4
Gross Building SF	90,000 SF (approx.)
Building Dimensions	190' x 100' (approx.)
Year Built	2019
Commercial Units	19

ZONING INFORMATION

Zoning	C8-1
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NYC FINANCIAL INFORMATION

Assessment (23/24)	\$7,865,992
Tax Rate	10.755%
Property Taxes (23/24)	\$845,987
Estimated Taxes with ICAP	\$250,000



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RETAIL MAP



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PROPERTY LOCATION



BIRD'S EYE VIEW



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PROPERTY PHOTOS



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INVESTMENT SALES

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.