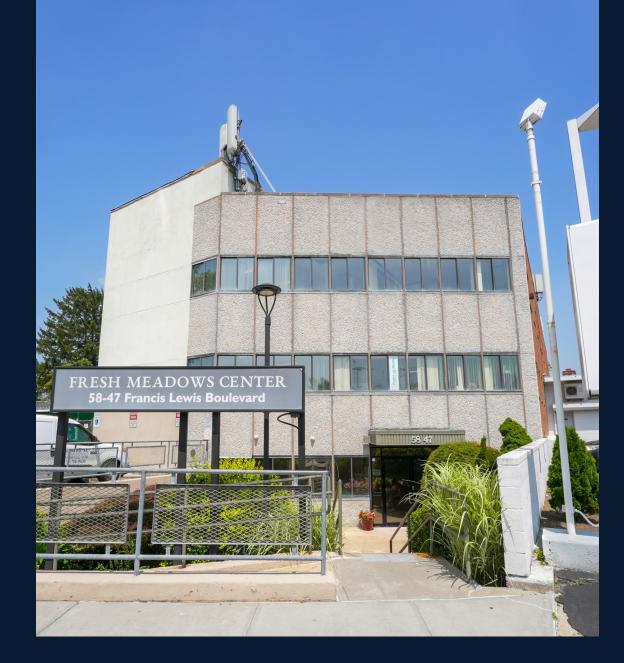
FOR SALE ASKING PRICE \$6,000,000 PRICE PER SQUARE FOOT \$286



58-47 FRANCIS LEWIS BLVD

Bayside, NY 11364 | Queens

NEWLY UPDATED THREE-STORY MEDICAL & OFFICE BUILDING LOCATED OFF THE LONG ISLAND EXPRESSWAY





INVESTMENT HIGHLIGHTS



Newly Upgraded Three-Story Medical & Professional Office Building



Tremendous Exposure on Francis Lewis Boulevard off Horace Harding Expressway

With +150,000 average annual daily traffic (AADT) along Francis Lewis Blvd & the Long Island Expressway

Convenient Location

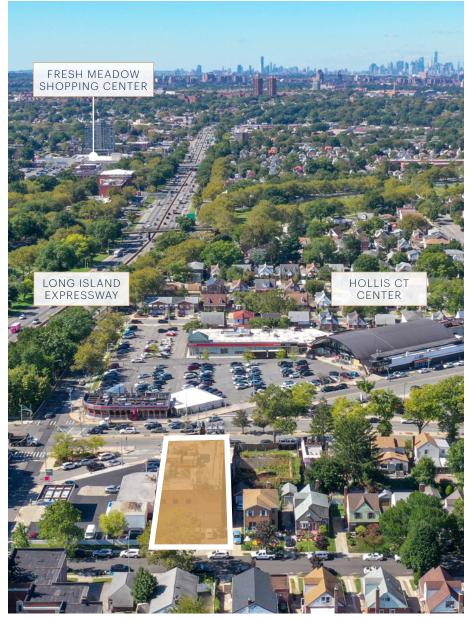


Nestled in a highly frequented pass-through location providing easy access to other parts of Queens. Nearby points of interests include St. Francis Prepatory School, Cunningham Park, and the Fresh Meadows Shopping Center featuring retailers such as Starbucks, Kohl's, and AMC Fresh Meadows

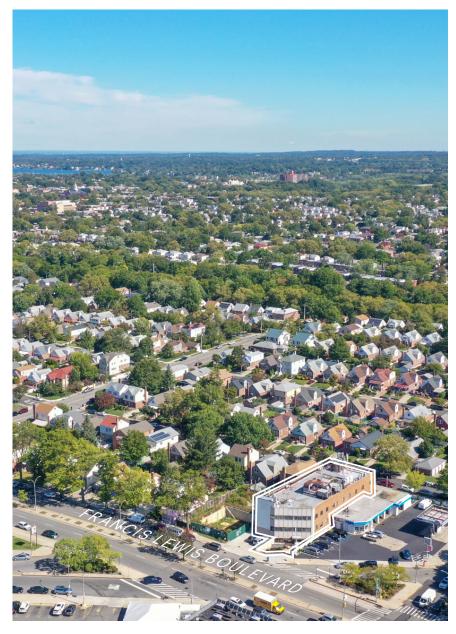


Modern and Elegant Design

With an abundance of natural light and air



PROPERTY OVERVIEW



PROPERTY SUMMARY

FINANCIAL SNAPSHOT

Asking Price	\$6,000,000
Net Operating Income	\$368,684
Office SF (Rentable)	17,254 SF (approx.)
Gross SF	21,000 SF (approx.)
Price Per SF	\$286

PROPERTY INFORMATION

Address	58-47 Francis Lewis Boulevard, Bayside, NY 11364
County	Queens
Block	7451
Lot	29
Gross Lot SF	11,586 SF (approx.)
Lot Dimensions	60' x 197' (approx.)

BUILDING INFORMATION

Stories	3 (plus lower level)
Commercial Units	21
Office SF (Rentable)	17,254 SF (approx.)
Gross SF	21,000 SF (approx.)
Year Built / Renovated	1974 / 2022

ZONING

Zoning	R3-2, C1-2

NYC DEPT. OF FINANCE TAX INFORMATION

Assessment (23/24)	\$1,347,750
Tax Rate	10.646%
Gross Property Taxes	\$143,481
Tax Class	4

OFFICE INCOME (1/2)

PROJECTED

UNIT	TENANT	SF	SECURITY	LXP	PRO RATA SHARE	OPTIONS	NET MONTHLY RENT	BASE RENT / SF	MONTHLY RE TAXES	MONTHLY CAM	MONTHLY ELECTRIC	MONTHLY WATER	TOTAL MONTHLY RENT	TOTAL ANNUAL RENT
011	Dr. Barry J Rosen, LLC	821	\$2,003	Jan-26	4.56%	Option(1) Expire in Jan-28	\$1,929	\$28	\$471	\$971	\$72	-	\$3,442	\$41,308
012	Endodontic Assoc of Bayside	1,487	\$4,400	Feb-25	8.30%	No	\$4,300	\$35	\$547	\$909	-	-	\$5,756	\$69,070
014	CSO Supply Corp.	420	\$3,600	Dec-29	2.33%	-	\$1,200	\$34	\$84	-	\$141	\$12	\$1,437	\$17,242
014A	Vilan Chiropractic PC dba Serenity Holistic Healthcare	884	\$4,266	Mar-28	4.90%	No	\$2,400	\$33	\$163	-	-	-	\$2,563	\$30,760
015	Dr. Myles Mittleman	1,136	\$4,100	Feb-26	6.31%	No	\$5,305	\$56	-	-	\$95	\$95	\$5,494	\$65,926
016	Northeast Real Estate Company	317	\$1,041	Oct-24	1.80%	No	\$1,010	\$38	-	\$203	-	-	\$1,213	\$14,558
017	Advant Orthocare Inc	548	\$3,500	MTM	3.00%	No	\$1,800	\$39	\$8	-	-	-	\$1,808	\$21,694
100	Dr. Farid Hakimzadeh	960	\$2,350	Jan-28	5.33%	No	\$2,060	\$26	\$558	\$1,216	\$114	-	\$3,949	\$47,390
101	VACANT - Projected	200	-	-	1.10%	-	\$585	\$35	-	-	-	-	\$585	\$7,019
102	EQ Health Inc DBA Right at Home	607	\$6,600	Dec-26	3.37%	No	\$1,900	\$38	-	-	-	-	\$1,900	\$22,800
102A	Radiant Dental Studio PC	607	\$2,144	Dec-23, Option(1) Expire in Dec-28	3.40%	1 - 5 year (3% inc per yr)	\$2,208	\$44	\$172	-	-	-	\$2,380	\$28,564

OFF	ICE INCO	MC	E (2/2	2)					LEAS	E PENDING		F	ROJECTED	
UNIT	TENANT	SF	SECURITY	LXP	PRO RATA SHARE	OPTIONS	NET MONTHLY RENT	BASE RENT / SF	MONTHLY RE TAXES	MONTHLY CAM	MONTHLY ELECTRIC	MONTHLY WATER	TOTAL MONTHLY RENT	TOTAL ANNUAL RENT
103	Radiant Dental Studio PC	335	\$637	Dec-24	1.11%	No	\$656	\$23	-	-	-	-	\$656	\$7,867
104	VACANT - Projected	1,400	-	-		-	\$5,500	\$47	-	-	-	-	\$5,500	\$66,000
105	American Postal Workers Union	301	\$2,100	Oct-24	1.70%	No	\$1,370	\$55	-	\$192	-	-	\$1,562	\$18,744
106	Dr. David T. Cho	1,400	\$5,310	Mar-25	7.80%	No	\$5,635	\$48	\$292	-	-	-	\$5,928	\$71,131
200	LEASE PENDING	1,165	-	Feb-29	6.40%	-	\$3,495	\$43	\$232	-	\$387	\$32	\$4,146	\$49,747
200A	VACANT - Projected	625	-	-	-	-	\$2,083	\$40	-	-	-	-	\$2,083	\$25,000
201	Utopia Claims	1,839	\$2,018	May-30	4.50%	No	¢5.004	\$38	\$161	-	-	-	¢6 100	¢74 077
203	Concepts INC	1,039	\$6,000	May-30	5.72%	No	\$5,824	φοο	\$205	-	-	-	\$6,190	\$74,277
202	Hannah Choi LMHC	1,335	\$5,612	Jul-28	-	No	\$2,806	\$25	\$143	-	-	-	\$2,949	\$35,385
204	Kanarek Family Agency, Inc.	750	\$4,400	Dec-25	4.20%	No	\$1,700	\$27	\$151	-	-	-	\$1,851	\$22,207
206	CFM Development LLC	751	\$0	May-32	4.26%	No	\$2,000	\$32	-	-	-	-	\$2,000	\$24,000
То	tal SF (Office)	17,888											\$63,391	\$760,690

MISC. INCOME

PROJECTED

UNIT	TENANT	LXP	MONTHLY RENT	ANNUAL RENT
Basement #1	Mittleman - Free	-	-	-
Basement #2	David Cho	Sep-23	\$70	\$840
Basement #3	David Cho	Sep-23	\$70	\$840
Basement #4	Mittleman	Feb-26	\$70	\$840
Basement #5	Vacant	-	\$70	\$840
Basement #6	Vacant	-	\$70	\$840
Basement #7	Vacant	-	\$70	\$840
Basement #8	Vacant	-	\$70	\$840
Basement #9	Vacant	-	\$70	\$840
Roof	Sky Wire	Aug-25	\$250	\$3,000
TOTAL			\$810	\$9,720

TOTAL REVENUE	ANNUAL RENT
Total Gross Annual Income	\$770,410
Less General Vacancy & Credit Loss - Estimated @ 3%	(\$23,112)
Effective Gross Income	\$747,297

PROJECTED EXPENSES

ТҮРЕ	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	23 / 24 Actual	19.20%	\$8.02	\$143,481
R&M General	Pre Ownership	1.07%	\$0.45	\$8,000
Janitorial	Pre Ownership	8.83%	\$3.69	\$66,000
Painting	Pre Ownership	0.07%	\$0.03	\$500
HVAC	Pre Ownership	0.94%	\$0.39	\$7,044
ardening / Snow Removal / Grounds	Pre Ownership	1.14%	\$0.48	\$8,500
Insurance	Pre Ownership	2.34%	\$0.98	\$17,500
Supplies	Pre Ownership	0.20%	\$0.08	\$1,500
Elevator	Pre Ownership	0.87%	\$0.36	\$6,500
Alarm Monitoring	Pre Ownership	0.70%	\$0.29	\$5,250
Sprinkler Inspection / Repair	Pre Ownership	0.21%	\$0.09	\$1,545
Electricity	Pre Ownership	9.70%	\$4.05	\$72,500
Water & Sewer	Pre Ownership	0.80%	\$0.34	\$6,000
Trash Disposal	Pre Ownership	1.17%	\$0.49	\$8,760
Exterminating	Pre Ownership	0.10%	\$0.04	\$720
Misc.	Pre Ownership	0.67%	\$0.28	\$5,000
Telephone / Communications	Pre Ownership	0.20%	\$0.08	\$1,500
Management	3%	2.45%	\$1.02	\$18,313
Total Expenses		50.66%	\$21.17	\$378,614

NET OPERATING INCOME

Asking Price \$6,000,000 Cap Rate 6.1%

\$368,684

58-47 FRANCIS LEWIS BOULEVARD FOR SALE

LOCATION MAP



PROPERTY PHOTOS

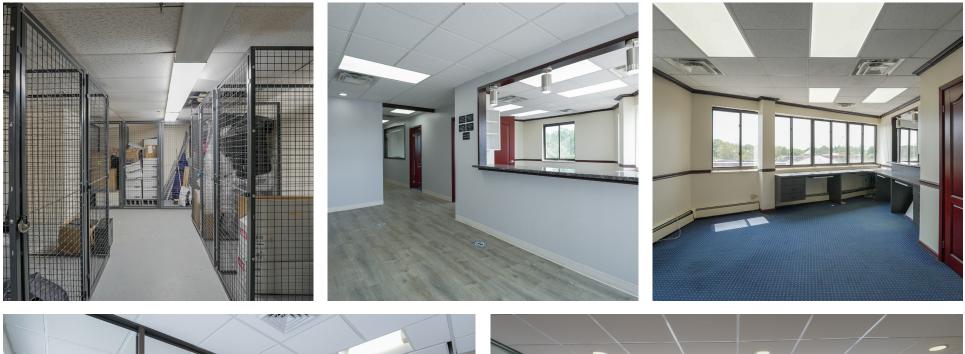








INTERIOR PHOTOS







CONTACT EXCLUSIVE AGENTS

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80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, 11415 | RIPCONY.COM

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