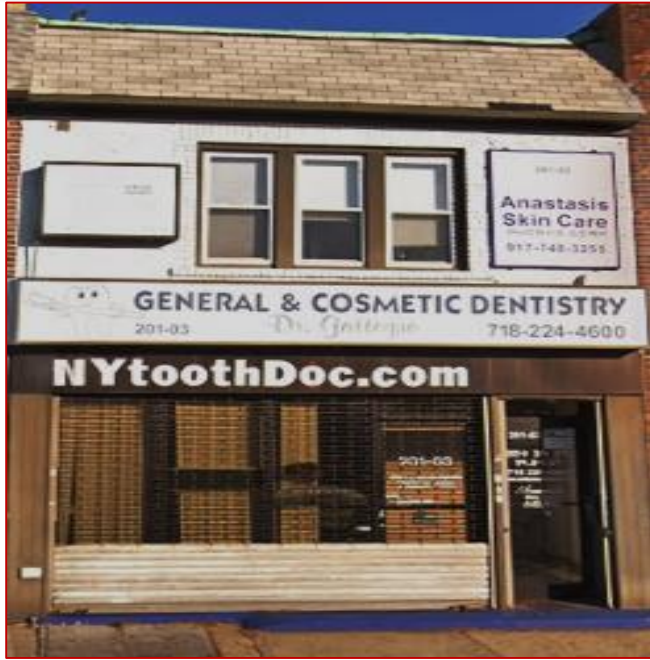


Two Story Retail/Office Building For Sale

201-03 Northern Boulevard, Bayside NY 11361

FOR SALE: \$1,250,000



**201-03 Northern Boulevard
Bayside, NY 11432**

Two Story Retail/Office Building

DESCRIPTION

The subject property is a two story mixed-use building located on Northern Boulevard, one block away from main intersection of Northern and Francis Lewis Boulevard. The building is 1,800 square feet with a 900 square foot finished basement. The first floor is an owner occupied dental office and the second floor is being rented as an architect office. This property is the perfect opportunity for an owner/user as the seller plans to deliver the property vacant upon sale.

Property Information

Asset Class	Retail/Office
Block & Lot	06262-0027
Lot Dimensions	19' x 65'
Lot Size	1,147 SF
Building Dimensions	18' x 49'
Retail Units	1
Office Units	1
Year Built	1932
Zoning	R3-2, C2-2
Taxes (18/19)	\$ 15,688

FINANCIAL SUMMARY

INCOME

Retail Rent Per SF (Projected)	\$ 50.00
Office Rent Per SF (Actual)	\$ 32.00
Gross Income:	\$ 73,800

EXPENSES (Approx.)

Taxes:	\$ 15,688
Utilities (Gas & Electric):	\$ 2,500
Water/Sewer:	\$ 1,600
Insurance:	\$ 1,200
Repairs/Maintenance	\$ 1,000
Total Expense	\$ 21,988

NET OPERATING INCOME (Projected)

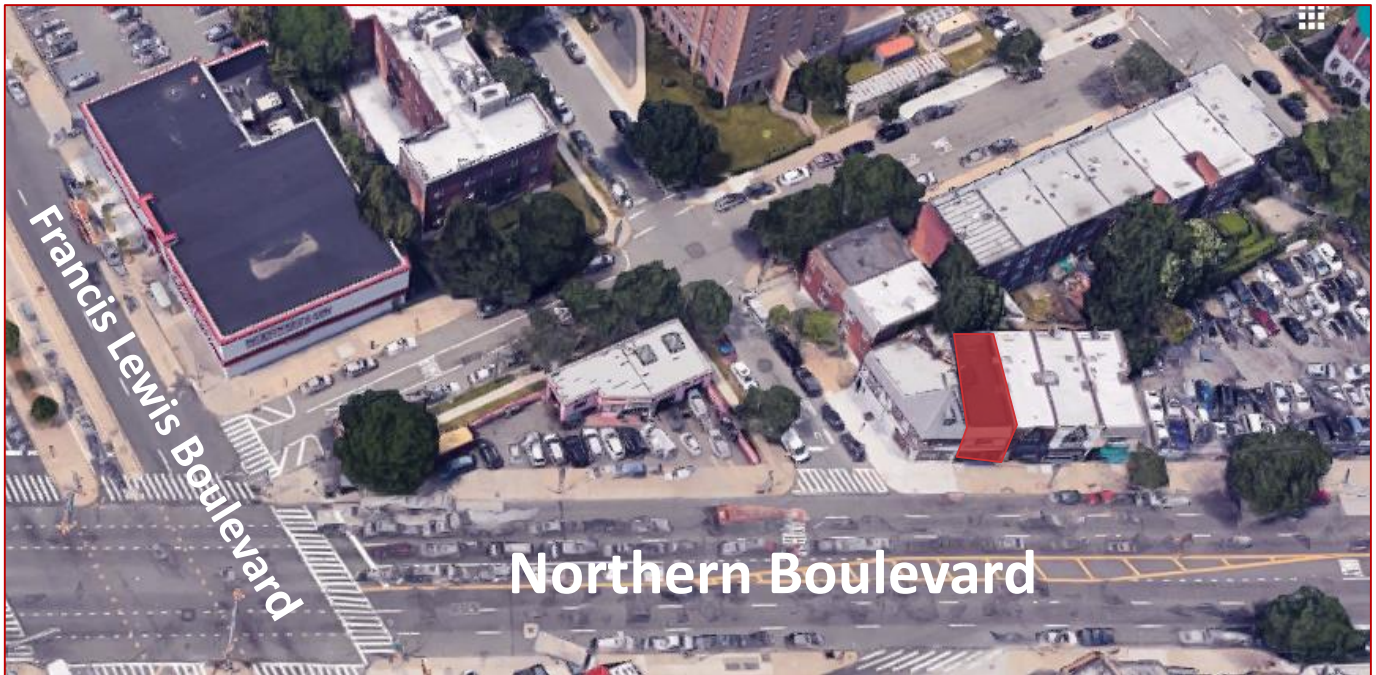
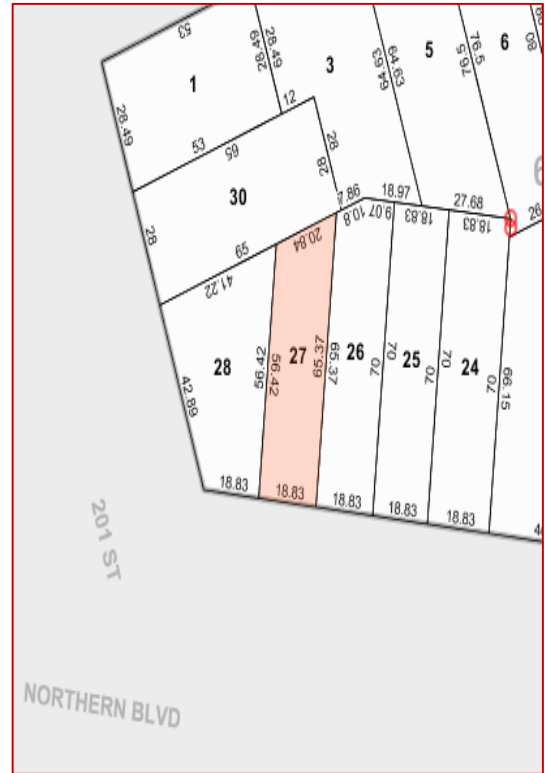
Net Income:	\$ 51,812
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PROPERTY HIGHLIGHTS

- ◆ Located on Northern Boulevard Retail Corridor
- ◆ One Block from Main Intersection of Northern and Francis Lewis Boulevard.
- ◆ 42,000 Vehicles Per Day.
- ◆ Ground Floor to be Delivered Vacant.
- ◆ Fully Finished Basement.
- ◆ Easy Access to Clearview Expressway, Long Island Expressway and Grand Central Parkway.
- ◆ Proximate to Q12, Q13, Q76, QM3, and the N20G MTA bus stops.



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