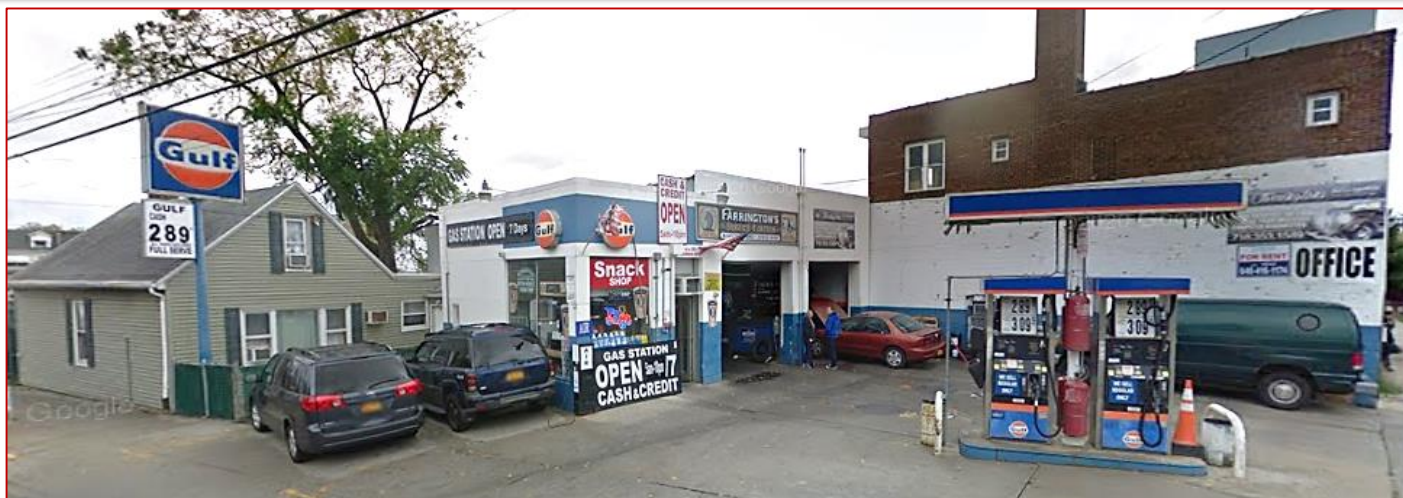


ASKING: \$1,599,999



Property Information

Block & Lot 4092-25

Lot Dimensions 106' x 37' (Irregular)

Lot Size 5,400 SF

Building Dimensions
 (Mechanic) 25' x 60' SF
 (Store) 13' x 23' SF
 (House) 30' x 30' SF

Building Sizes
 (Mechanic) 1,500 SF
 (Store) 300 SF
 (House) 1,200 SF

Year Built 1948

Zoning M1-2
Opportunity Zone

Buildable Square Feet 10,800 (As of Right)
25,920 (Community Bonus)

Taxes (20/21) \$23,177

DESCRIPTION

The subject property is a mixed-use Gas Station with a Service/Auto Repair Shop, Convenience Store, and Single Family House in College Point, Queens. All units on the property are currently leased including the gas station, which has a total of four pumps. However, the gas station/ convenience store can be delivered vacant upon sale for investors seeking to owner occupy. In addition, all tenants pay for their portion of utilities and a majority of the insurance which makes this an easily manageable investment opportunity. Lastly, the lot has 110' feet of frontage on 15th Avenue, is zoned M1-2 (Opportunity Zone) and has an as of right buildable of 10,800 square feet and a potential buildable of 25,920 square feet.

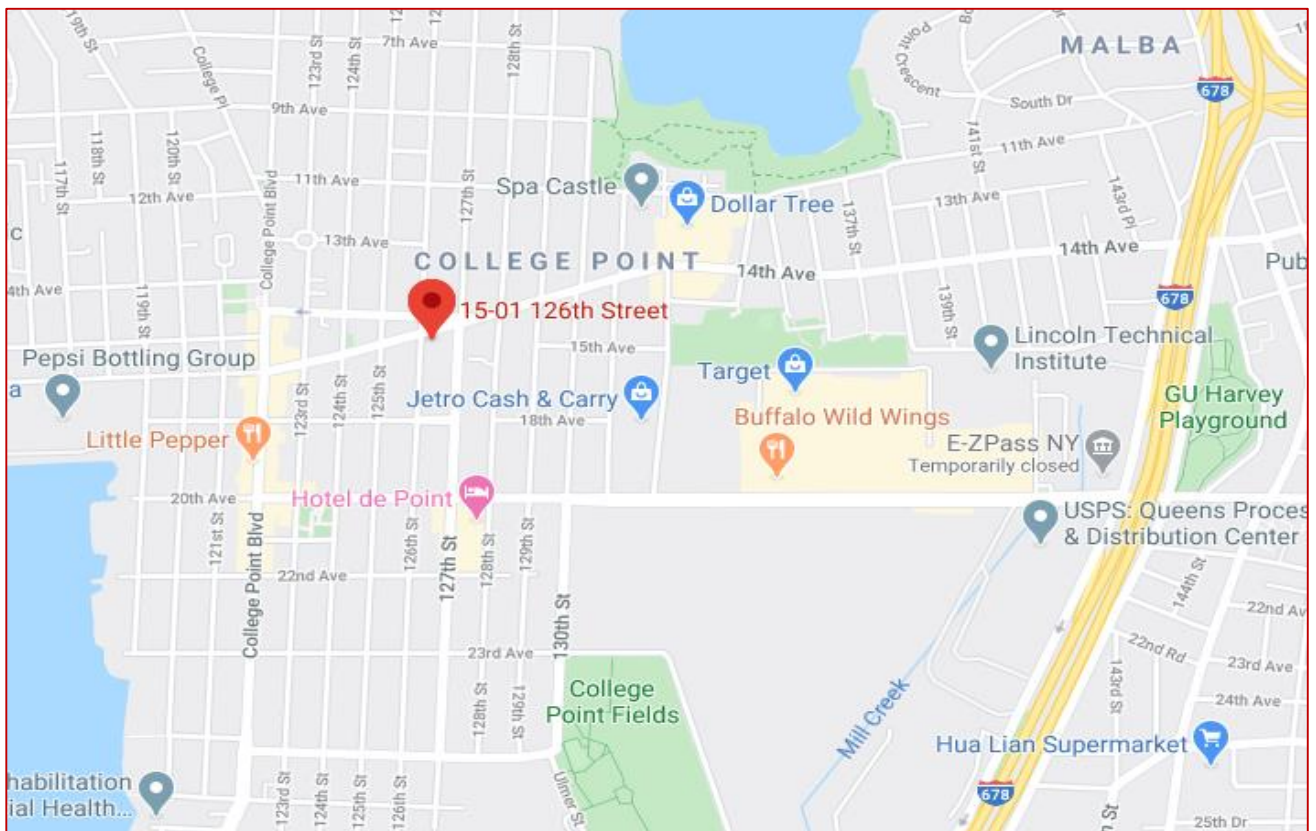
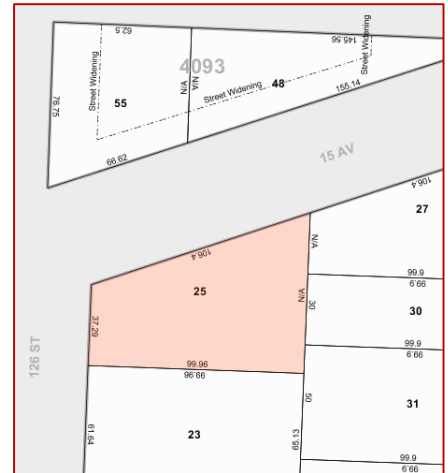


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PROPERTY HIGHLIGHTS

- ✦ Corner Property with **110 Feet of Frontage**
- ✦ **8% Cap Rate** At Asking Price
- ✦ Owner Occupant Opportunity
- ✦ Double Net Investment Opportunity
- ✦ **M1-2 Opportunity Zone** Potential Development
- ✦ **5,000 Cars Per Day**
- ✦ Proximate to College Point Boulevard,
20th Avenue, and 14th Avenue Retail Corridors

Tax Map



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RENT ROLL & FINANCIAL SUMMARY

Tenant	Square Feet	Lease Expiration	Current Rent (Monthly)	Current Rent (Annual)
Gas Station/ Convenience	300	4/30/2022	\$4,500	\$54,000
Mechanic/ Auto Repair	1,500	1/21/2025	\$6,000	\$72,000
House	1,200	1 Year Lease	\$2,500	\$30,000
Total:			\$13,000	\$156,000

INCOME

Actual Gross Annual Income: \$ 156,000

EXPENSES (Approx.)

Taxes:	\$ 23,177
Insurance:	\$ 3,000
Water/Sewer:	\$ Tenant
Heat	\$ Tenant
Gas & Electric:	\$ Tenant
Miscellaneous/Repairs	\$ 2,000
Total Expense	\$ 28,177

NET OPERATING INCOME

Actual Net Income: \$ 127,823

Cap Rate: 7.98%



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