



**exp**<sup>TM</sup>  
COMMERCIAL

## PRIME LOCATION 3 COMMERCIAL BUILDINGS FOR SALE



Property 3: 209-45 45 Road

Property 2: 210-08 Northern

Property 1: 210-12 Northern Blvd

**SKY RADIOLOGY**

100 Ft Wide Frontage

**3 Commercial Buildings For Sale at the most desirable location in Bayside Queens, with daily average traffic of 75,000 cars passing by. Rare to have 100 ft Wide frontage, and 200 ft deep Lot. 210-08 Northern Blvd is an elevator building, that connects with the 209-45, 45 Road from lower level. 210-12 Northern Blvd has additional parking spaces in the basement. Three properties combined has 30,000 square feet buildable lot for potential future growth. The annual rental income can reach to \$900,000 a year when is fully occupied.**

## Investment Highlights:

- Convenient location off to Bell Blvd, and major highways
- Rare opportunity to own a 100 ft wide frontage commercial
- 0.5 miles radius to Bayside LIRR station
- 30,000 buildable sq ft Lot on a prime location of Northern Blvd
- Potential 1 million dollar rental income when fully occupied
- App. 27,000 sq. ft. Of the existing building area
- Will cost more than 19 million just to build in today's market

210-08 Northern Blvd, Bayside NY 11361

209-45 45 Road, Bayside NY 11361

Block/Lot:7309/21

Lot Size:50x200

Zoning: R6B, C2-2

Building Size: appro. 18,692 sq ft. 50 X 120.

Maximum Buildable: 20000 Sq. Ft.

Year Built: 2014

Annual Property Tax: \$152,912

210-12 Northern Blvd, Bayside NY 11361

Parking Spaces: 17 parking spaces

Block/Lot: 7309-23

Lot Size: 50 X 100

Zoning: R6B, C2-2

Building Size: 7,598 Sq. Ft.

Maximum Buildable: 10,000 Sq. Ft.

Year Altered: 1999

Annual Property Tax: \$49211



HIGHLIGHTS:

210-12 Northern Blvd

Triple Net Tenants, has parking spaces in basement garage, lot size 50 ft wide, 100 ft long, high traffic area in Bayside.

210-12 Northern Blvd	Current Annual Income	Projected Rental Income
<b>SKY RADIOLOGY</b>	\$ 264,000 (22,000 monthly)	\$341,950 at (\$45/sq ft)
<b>7598 sq ft</b>	3% Increase- lease expire in 2 years	
	Responsible for property tax & Insurance	
<b>TOTAL</b>	\$264,000	\$341,950

HIGHLIGHTS:

210-08 Northern Blvd

Elevator Building with Building Size 50 X 120 deep, 11 units in total but can be subdivided, constructed with steel and concrete, installed sprinkler system and fire alarm throughout the building, projected rental income \$900,000 yearly when fully occupied, average daily traffic 75,001-300,000

210-08 Northern Blvd	Current Annual Income	Projected Rental Income
<b>First Floor</b>	<b>\$141,600.</b>	\$225,000 at 45/sq ft
	Doctor Office \$4,800 monthly	
	Doctor Office \$7,000 monthly	
<b>Second Floor</b>	<b>\$124,800.</b>	\$200,000 at 40/sq ft
	Attorney Office \$6,700 monthly	
	Doctor Office \$3,700 monthly	
<b>Lower Level</b>	<b>\$240,000</b> (\$12,000 monthly)	\$200,000 at 40/sq ft
<b>TOTAL</b>	<b>\$364,800</b>	\$625,000

209-45, 45 Road	Current Annual Rental Income	Projected Rental Income
<b>First Floor</b>	\$52,800 (\$4,400 monthly)	\$67,500 at 45/sq ft
<b>Second Floor</b>	\$44,400 (\$3,700 monthly)	\$60,000 at 40/sq ft
<b>TOTAL</b>	<b>\$97,200</b>	\$127,500

**Expenses**

210-12 Northern Blvd	\$0
210-08 Northern Blvd	

209-45 45 Road	
Insurance	\$13,000
Heating	\$2,000
Elevator Maintenance	\$3,500
Building Maintenance	\$10,000
Real Estate Tax	\$152,000
<b>Total Expenses</b>	<b>\$180,500</b>

### OVERALL REVIEW:

TOTAL LOT SIZE : 15,000 Sq Ft.

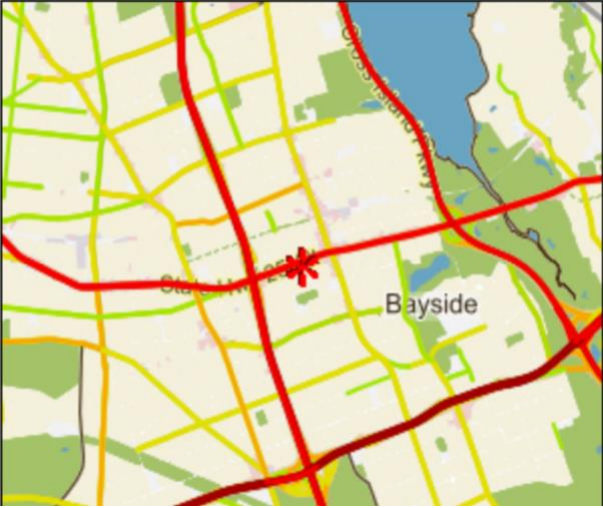
TOTAL BUILDING SIZE: Approximately 26,290 Sq. Ft. Over 1 million dollar rental income per year with projected rental income when is fully occupied, at current market rent of \$40-45 per square ft.

Property	Current Annual Income	Projected Annual Income
210-12 Northern Blvd	\$264,000.	\$341,950
210-08 Northern Blvd	\$364,800	\$625,000
209-45 45 Road	\$97,200	\$127,500
TOTAL	\$726,000	\$1,094,450

NET OPERATING INCOME	
Annual Rental Income	\$726,000
Expenses	\$180,500
NOI	\$545,500

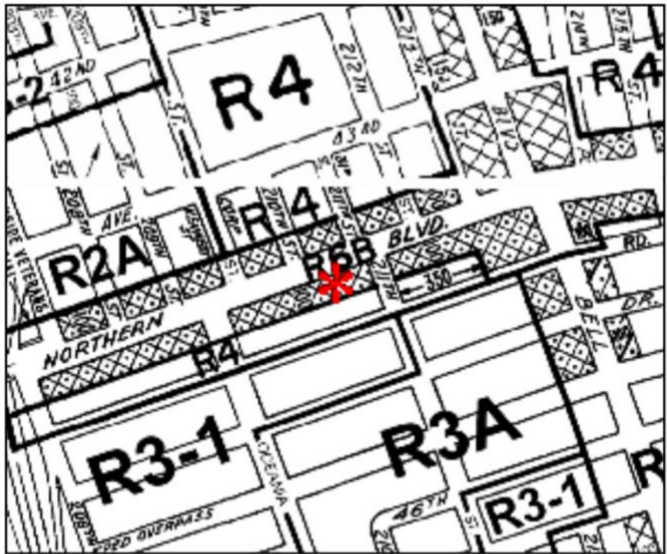
Projected NOI	
Projected Income	\$1,094,450
Expenses	\$180,500
Potential NOI	\$913,950

Estimated Average Daily  
Traffic Volume 25,001 to 75,000



**Neighborhood**

Population Demographics /Total Population 29,544  
 Average household income/ \$127,471 (white Collar 87.9%, Blue Collar 12.1%)  
 Family Households- 70.2%, Housing Units 11,703



Click on the map to expand.

- R Residential district
- C Commercial district
- M Manufacturing district
-  Rezoning Proposal Active
-  Rezoning Recently Adopted

## Developments in the area:



215-20 Northern Boulevard, a five-story mixed-use building in Bayside, Queens. Designed by Gerald Caliendo Architects and developed by Sam Eshaghoff's West Egg Development, the structure will yield 38 units and 5,000 square feet of ground-floor retail space with 194 feet of frontage. Lions Group is the general contractor for the project.



138-28 Northern Blvd acquired by Hang Dong Zhang for \$48 million from Kit Realty LLC.



The developer signed a franchise agreement with Starwood Hotel and resort, which will operate the hotel. The proposed building at 137-61 Northern Blvd will include 50 apartments above the hotel, and rise either 12 or 13 stories.