

**Possible Uses:**

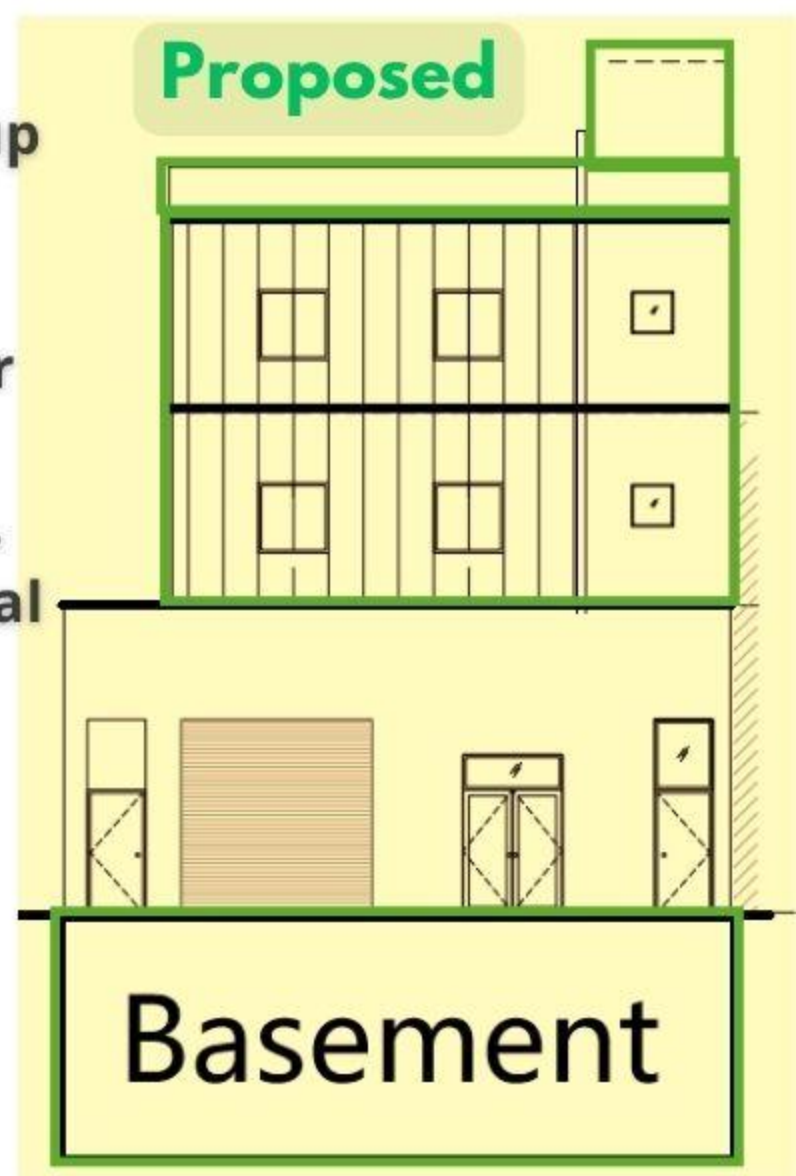
- Food/Drink**
- Wholesale**
- Warehouse**
- Residential**
- Religious**
- Medical**
- School**
- Retail**
- Office**
- & More!**



**Free Standing  
Commercial  
Building**



- Freestanding property on 5,300 SF lot
- Currant Cap Rate 6.3%
- Approx. 3300 SF warehouse/office w 2 roll-up doors
  - Triple-net tenant suitability
- Preliminary architectural plans available for total 12,000 SF buildable. Residential/commercial/community facility.
  - Expansion-ready with high income potential
- Exposure on Queens Boulevard
  - High-visibility retail location
- Immediate access to I-495/I-278/I-678
- Close to E/F/M/R subway stations
- 15 min to LGA airport, 30 min to JFK airport
- 4 parking spaces, 2 roll up doors, ideal for Truck/Trailer access



Address: 80-12 51 AVE, ELMHURST NY 11373

Projected Rent*	Monthly	Annual
Rental*	\$15,000	\$180,000
TOTAL Income	\$15,000	\$180,000

Projected Expenses	Monthly	Annual
RE Tax (Tenant pays)	\$0	\$0
Insurance	\$333	\$4,000
Utilities (tenant pays)	\$0	\$0
Total Expenses		\$4,000

NOI* (Net Operating Income)	\$176,000
Price*	\$2,800,000
Cap Rate*	6.29%