



3412 192nd St

3412 192nd St, Flushing, NY 11358



Shirley Lei Shi

E Realty International Corp
39-07 Prince St, Suite 4d, Flushing, NY 11354
shirley.shi.jc@gmail.com
(718) 886-0668

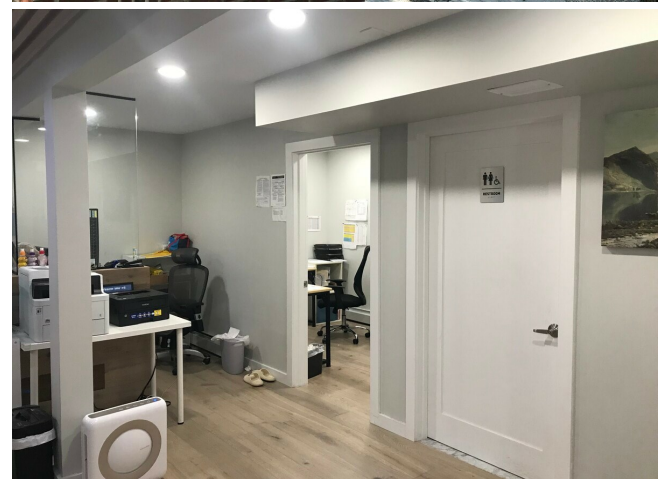


3412 192nd St

\$1,850,000

A completely remodeled office, plus 2 residential units, offers the perfect blend of residential and professional spaces. Situated on a 40'x100' lot with a building size of 26.5'x52' and zoned R5B, it's ideal for investors, business owners, or families seeking versatility, and allows the owner to add one more floor above the current structure. The building was completely remodeled 3 years ago, with new wiring, new plumbing, new AC, new furnace, new floor, new kitchen, and new bathroom. You won't face any major upgrades in the following years. The first floor features a spacious office space, perfect for a law office, medical practice, or other professional use. The second floor features two well-designed residential units, each with one bedroom, one bathroom, a cozy living room, and a functional kitchen, offering excellent rental income potential. Outdoor amenities include a 3-car driveway and a generous backyard, perfect for relaxing,...

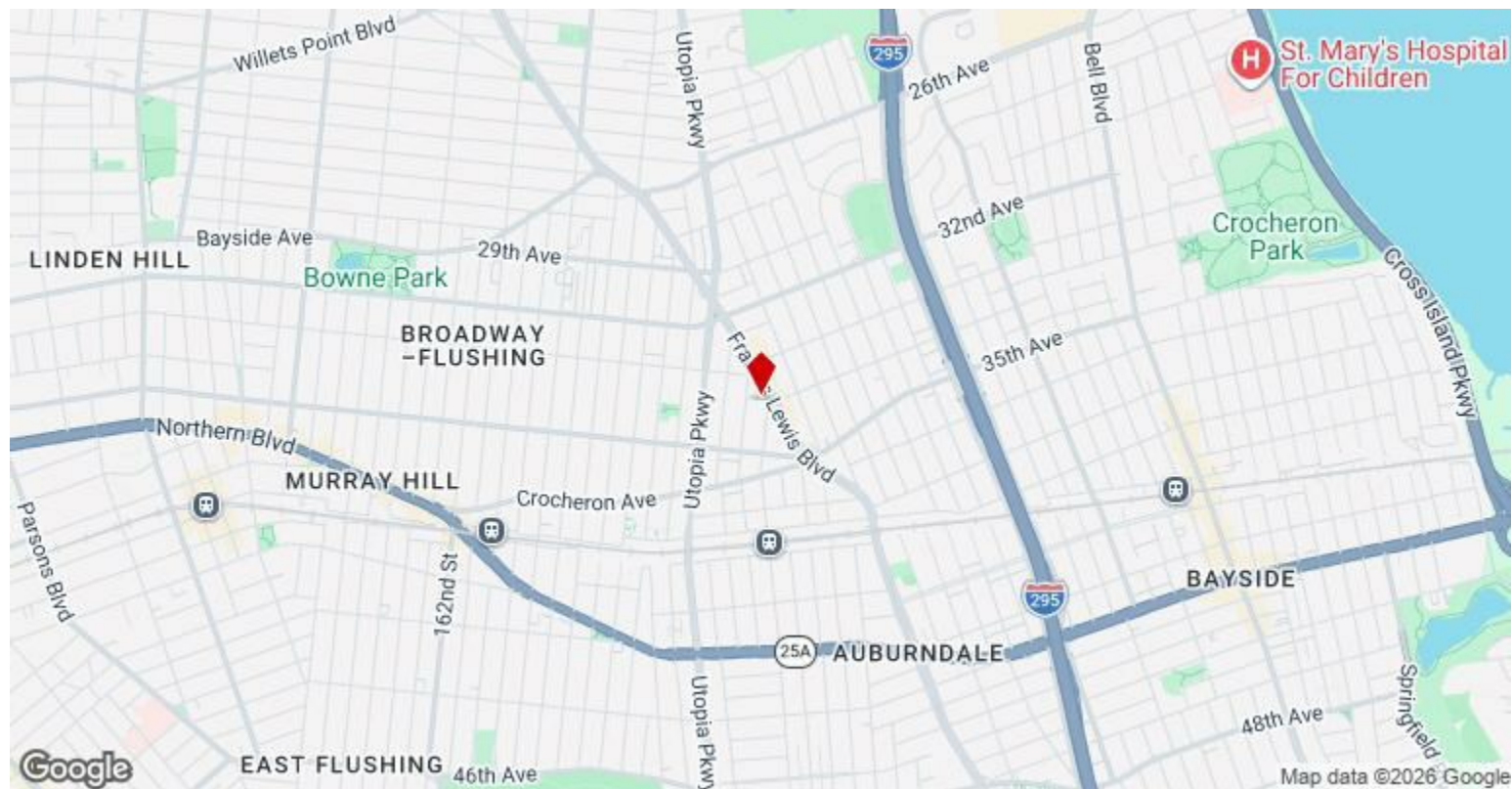
- Great location in the intersection of Francis Lewis and 34th.
- Conveniently located near shops, restaurants, parks, and schools.



Price:	\$1,850,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.57%
Lot Size:	0.09 AC
Gross Building Area:	2,704 SF
No. Stories:	2
Year Built:	1970
Tenancy:	Multi
Parking Ratio:	0.83/1,000 SF
Zoning Description:	R5B
APN / Parcel ID:	05260-0015
Walk Score ®:	100 (Exceptionally friendly)

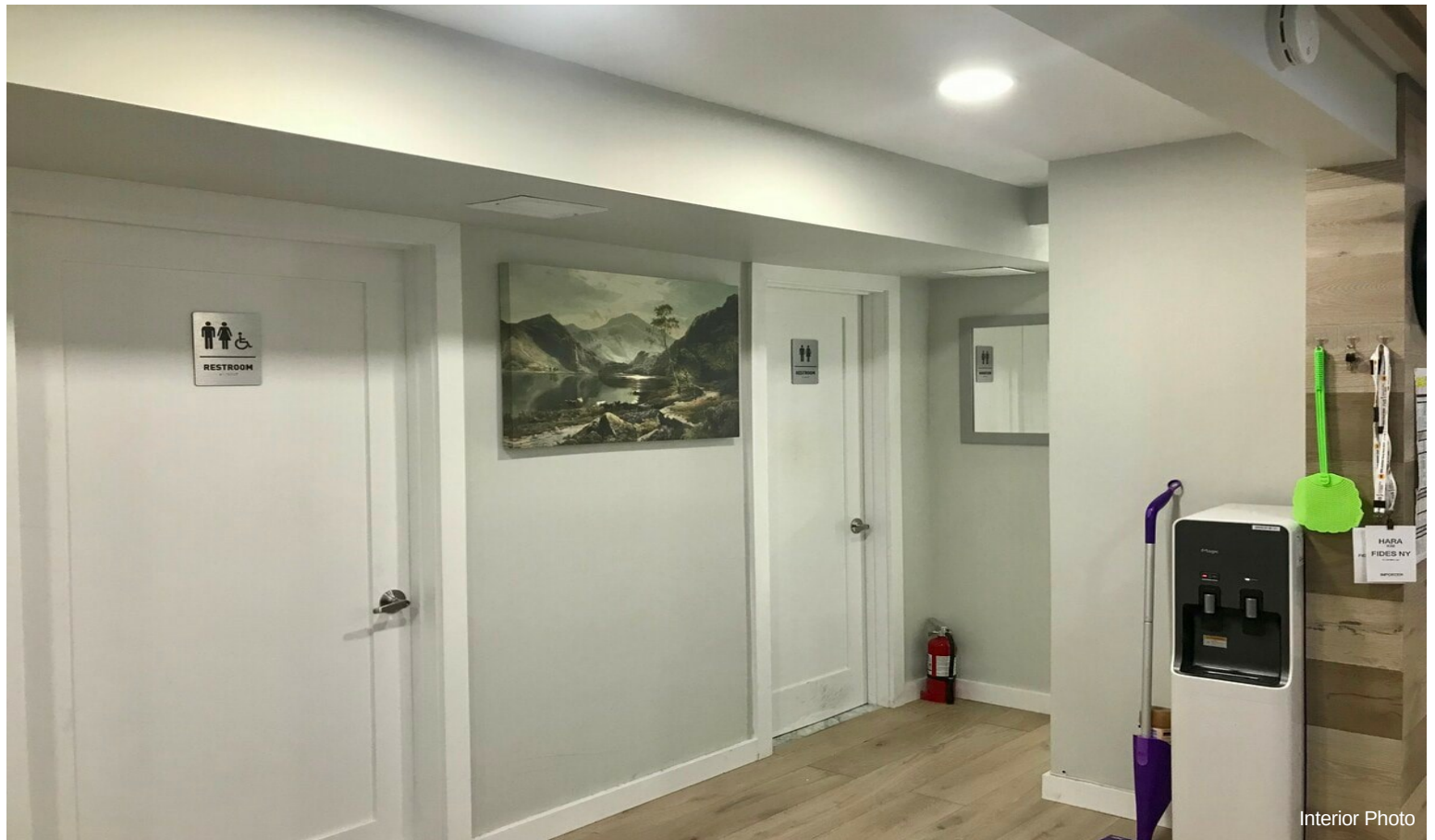
Major Tenant Information

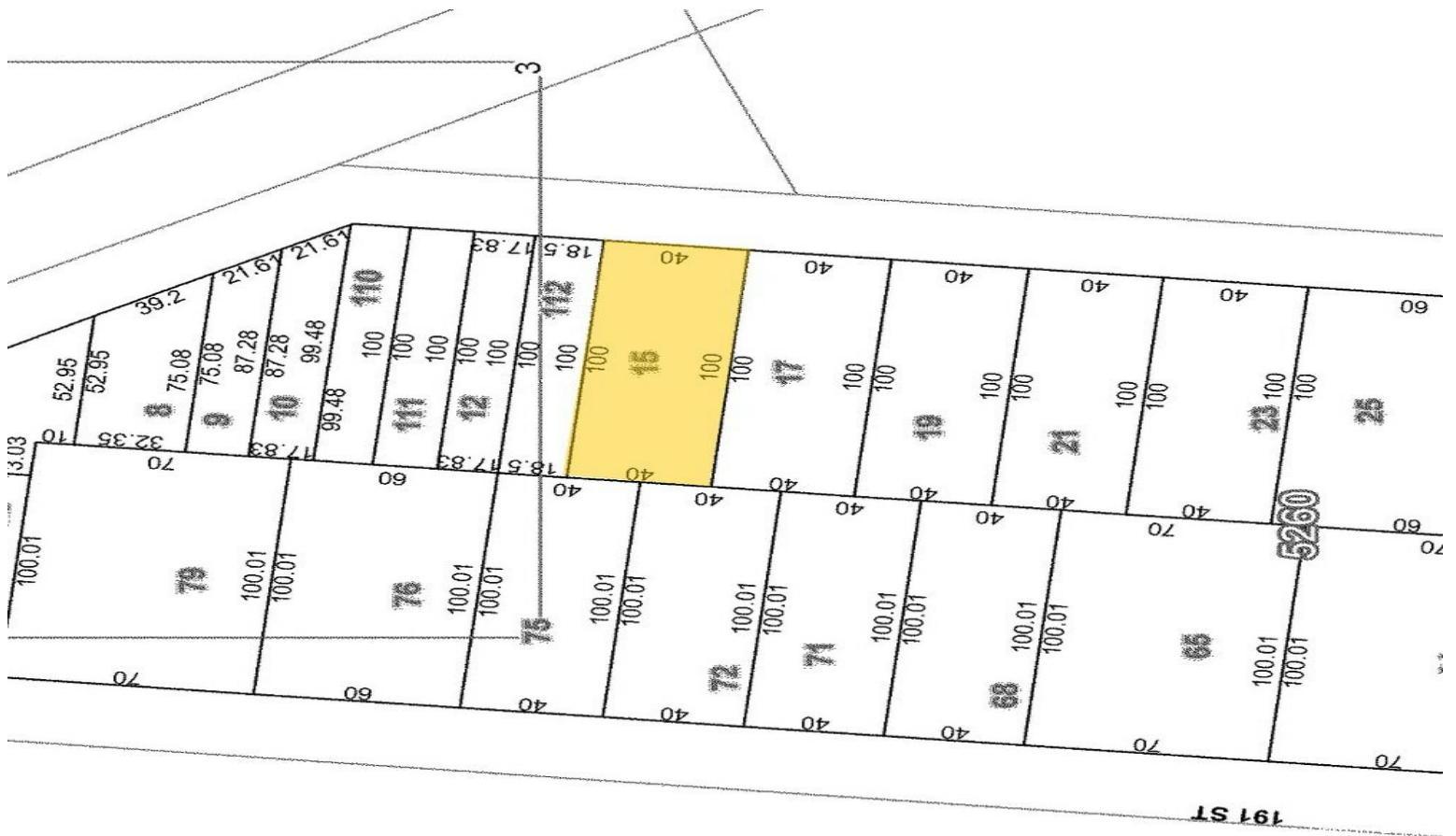
Tenant	SF Occupied	Lease Expired
Skin and Beauty Clinic	1,400	July 2030

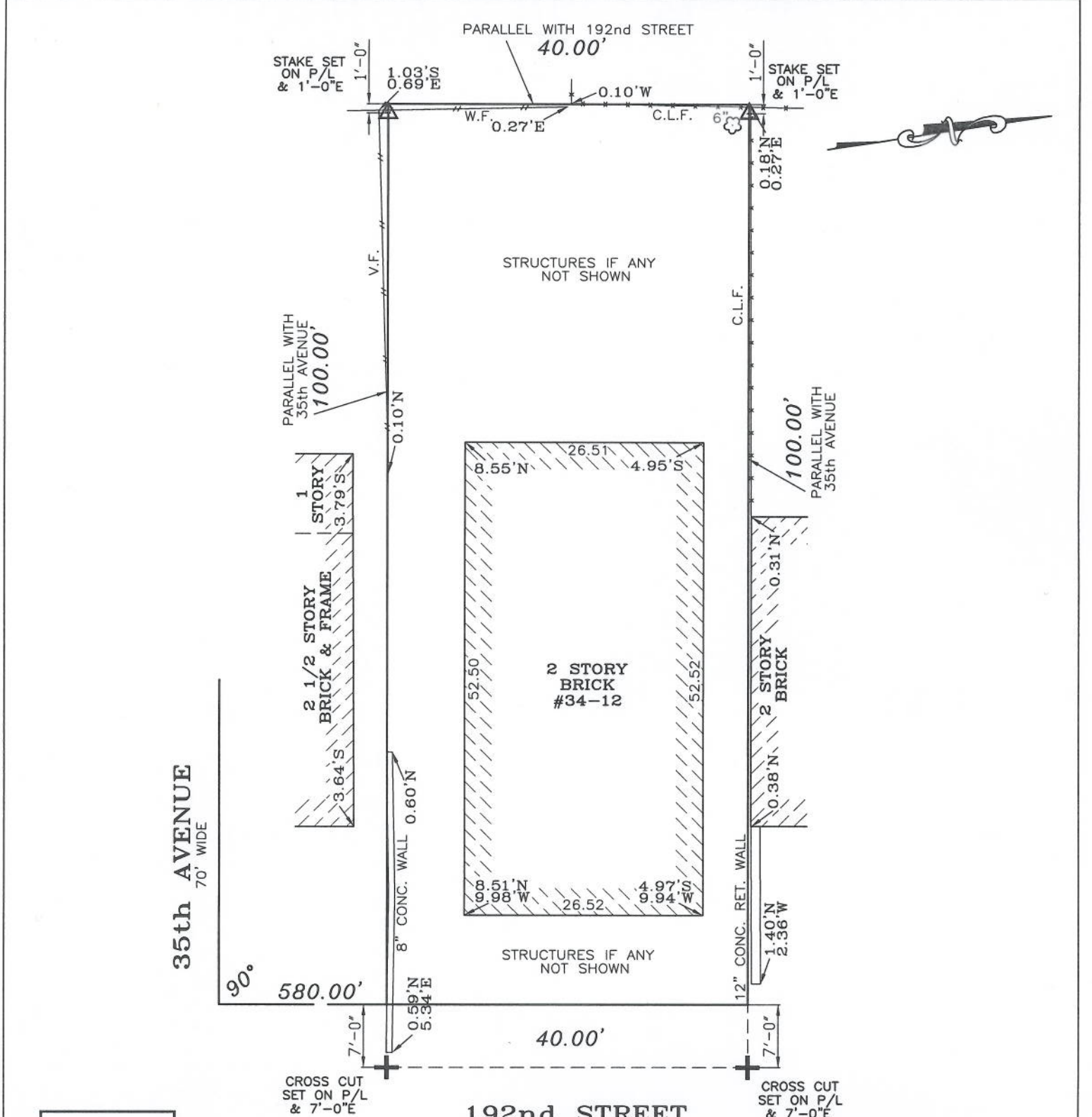


3412 192nd St, Flushing, NY 11358

Property Photos







LEGEND:

▲ STAKE SET

⊕ CROSS CUT SET

LEGEND:

CONCRETE — CONC.

CHAIN LINK FENCE — C.L.F.

VINYL FENCE — V.F.

WOOD FENCE — W.F.

METAL FENCE — M.F.

RETAINING — RET.

FOR STAKE-OUT PURPOSES ONLY
FOR BUILDING DEPARTMENT USE ONLY

STATE OF NEW YORK
CHRISTOPHER M. BUCKLEY
050357
11/10/21

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS
OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PRECISION SURVEYS

TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION

40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
Ph. • (718)472-1571 • (516)488-1608

CHRISTOPHER M. BUCKLEY
PROFESSIONAL LAND SURVEYOR

SURVEY OF: Described Property

LOCATED AT:
34-12 192nd Street,
Borough and County of Queens
City and State of New York

TAX DESIG: Block 5260, Lot 15

CERTIFIED TO:
Sung Ho Shin Architect, PC

DATE: November 10, 2021
SCALE: 1"=15'

Job No. 48728
Drawn By: MS