



NYCRB

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190-27-29 Jamaica Avenue

Hollis, NY 11423



Listing Price: \$3,200,000

~ 5,976 square feet (total) across two buildings

Property Description

NYCRB Corp. has been retained on an exclusive basis to market and sell 190-27 & 190-29 Jamaica Avenue, Hollis, NY 11423 — a rare prime Jamaica Avenue package opportunity.

This exceptional offering features two commercial mixed-use, two-story buildings situated on a ~5,292 Sq. Ft. lot, with a combined total area of approximately 5,976 Sq. Ft.

One building measures ~2,400 Sq. Ft., and the other ~3,576 Sq. Ft., both delivering high visibility, strong in-place income, and long-term upside potential.

**PRIME JAMAICA AVENUE PACKAGE DEAL – DOUBLE THE INCOME,
DOUBLE THE OPPORTUNITY!**

Two neighboring commercial assets offered together in the heart of Hollis, ideally positioned along bustling Jamaica Avenue — one of Queens' most active commercial corridors.

This package offers investors a unique blend of stability, growth, and redevelopment potential with steady cash flow and built-in escalations across multiple residential and commercial tenants.

Inspections are by appointment only.

Property Details

Property Type:

Two Commercial Mixed-Use Buildings

Combined Building Size:

Approximately 5,976 Sq. Ft. (Total)

Building Breakdown:

- 190-27 Jamaica Ave – Two-story mixed-use building (approx. 2,400 Sq. Ft.)
- 190-29 Jamaica Ave – Two-story mixed-use building (approx. 3,576 Sq. Ft.)

Lot Information:

- 190-27 Jamaica Ave – Lot Size: 2,392 Sq. Ft. (23 ft × 104 ft)
- 190-29 Jamaica Ave – Lot Size: 2,900 Sq. Ft. (29 ft × 100 ft)
- Combined Lot Size: Approximately 5,292 Sq. Ft.

Zoning / Land Use:

Commercial (Mixed-Use)

Property Class:

Primarily Two-Family with One Store/Office (S2)

Stories:

Two (Each Building)

Year Built:

- 190-27 Jamaica Ave – 1933
- 190-29 Jamaica Ave – 1972 (Altered 2019)

Taxes:

- 190-27 Jamaica Ave – \$5,576.00
- 190-29 Jamaica Ave – \$6,429.44
- Combined Total Taxes – \$12,005.44 per year

Total Units:

Each building includes 2 residential units and 1 commercial unit

Block & Lot:

- 190-27 Jamaica Ave – Block 10446, Lot 31
- 190-29 Jamaica Ave – Block 10446, Lot 30

Income Snapshot

190-27 Jamaica Ave

- Unit 1 – Tenant 1: \$3,500/mo (\$42,000/yr) – \$100 annual increase – Lease exp. 1/31/28

- Unit 2F – Tenant 2: \$1,900/mo (\$22,800/yr) – Residential – Lease exp. 9/29/25

- Unit 2R – Tenant 3: \$1,400/mo (\$16,800/yr) – Residential – Lease exp. 1/31/27

Total: \$6,800/mo | \$81,600/yr

190-29 Jamaica Ave

- Unit 2L – Tenant 1: \$1,567/mo (\$18,804/yr) – Residential – Lease exp. 5/1/26

- Unit 2R – Tenant 2: \$2,400/mo (\$28,800/yr) – Residential – Lease exp. 9/1/26

- Unit B – Tenant 3: \$2,200/mo (\$26,400/yr) – 3% increase every 2 years – Lease exp. 3/31/30

- Parking – \$100/mo (\$1,200/yr) – 3% increase every 2 years – Lease exp. 3/31/30

- Unit B – Tenant 4: \$3,038.50/mo (\$36,462/yr) – 3% annual increase – Lease exp. 3/14/27

Total: \$9,305.50/mo | \$111,666/yr

Combined Income (Both Properties):

\$16,105.50/month | \$193,266/year

Expense Snapshot

190-27 Jamaica Ave

- Insurance: \$7,060

- Internet/Camera: \$3,129.50

- Electric: Paid by tenants

- Water: Paid by tenants

Total Expenses: \$10,189.50

190-29 Jamaica Ave

- Electric (Landlord): \$10,080

- NYC Central Rail: \$9,360

- Insurance: \$8,785

- Water: \$17,894.50

Total Expenses: \$46,119.50

Combined Annual Expenses: \$56,309.00

Net Operating Income (NOI): \$136,957.00

Property Highlights

- Side-by-side buildings — rare package opportunity
- Steady cash flow with built-in upside through escalations and renewals
- Prime Jamaica Avenue frontage with heavy foot and vehicle traffic
- Surrounded by thriving retail, dining, and service businesses
- Excellent accessibility — near major roadways, bus lines, and LIRR
- Perfect for investors, developers, or owner-users seeking long-term growth

Whether you're seeking cash-flow stability, value-add potential, or a future redevelopment play, this package is a can't-miss investment in one of Queens' most active commercial corridors.

Don't miss your chance to own a trophy location on Jamaica Avenue!



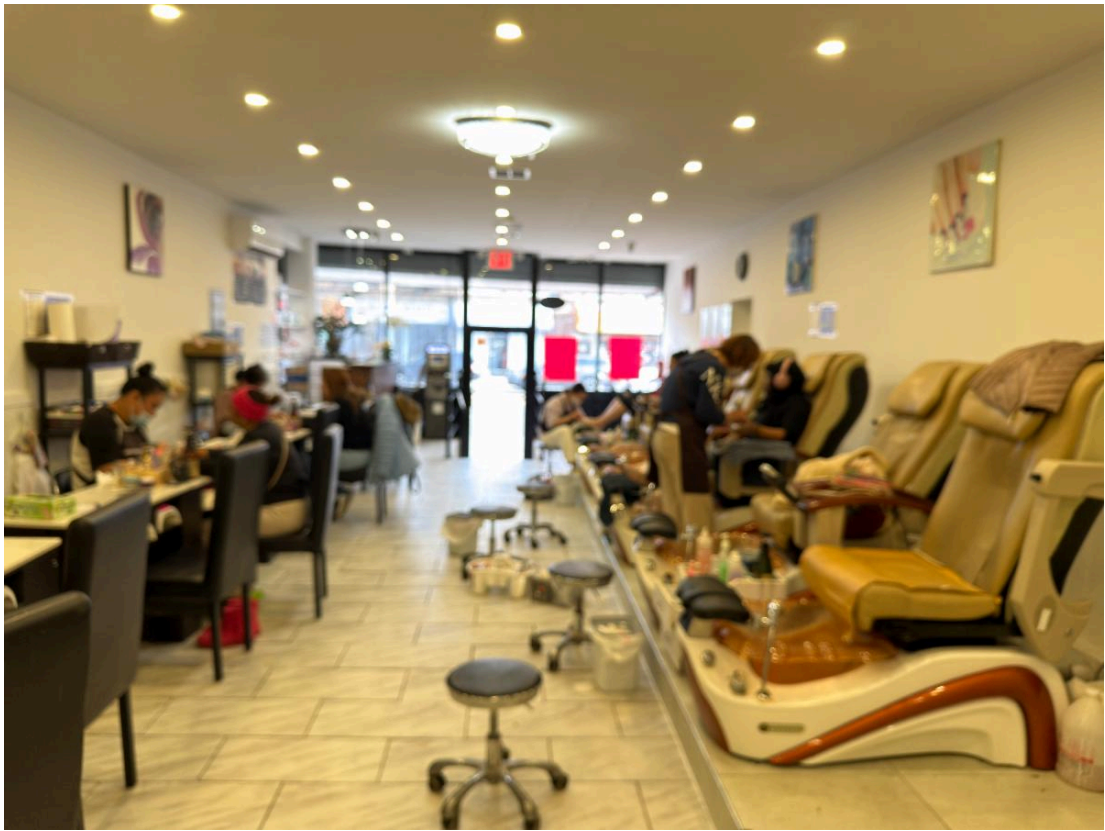






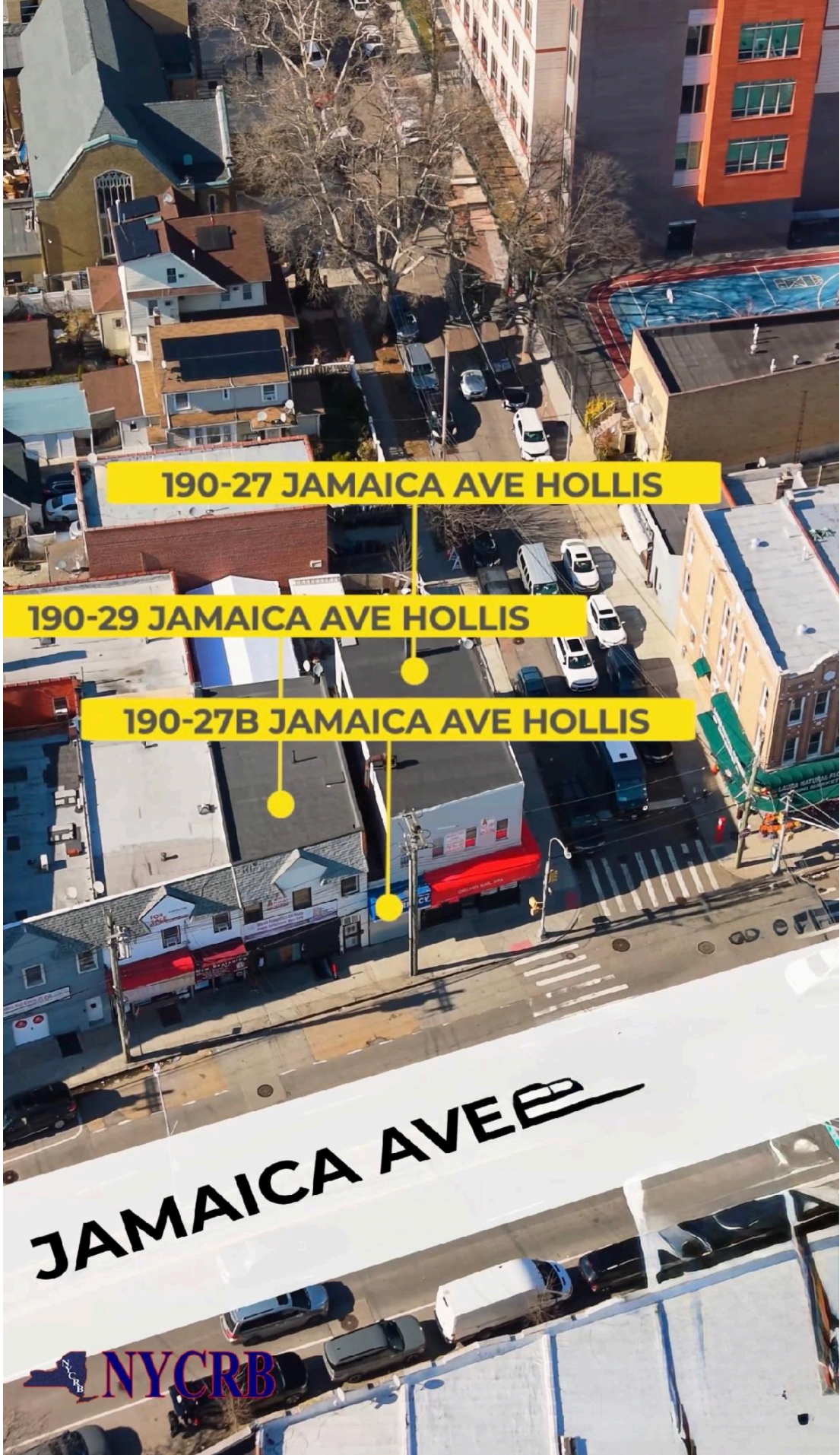












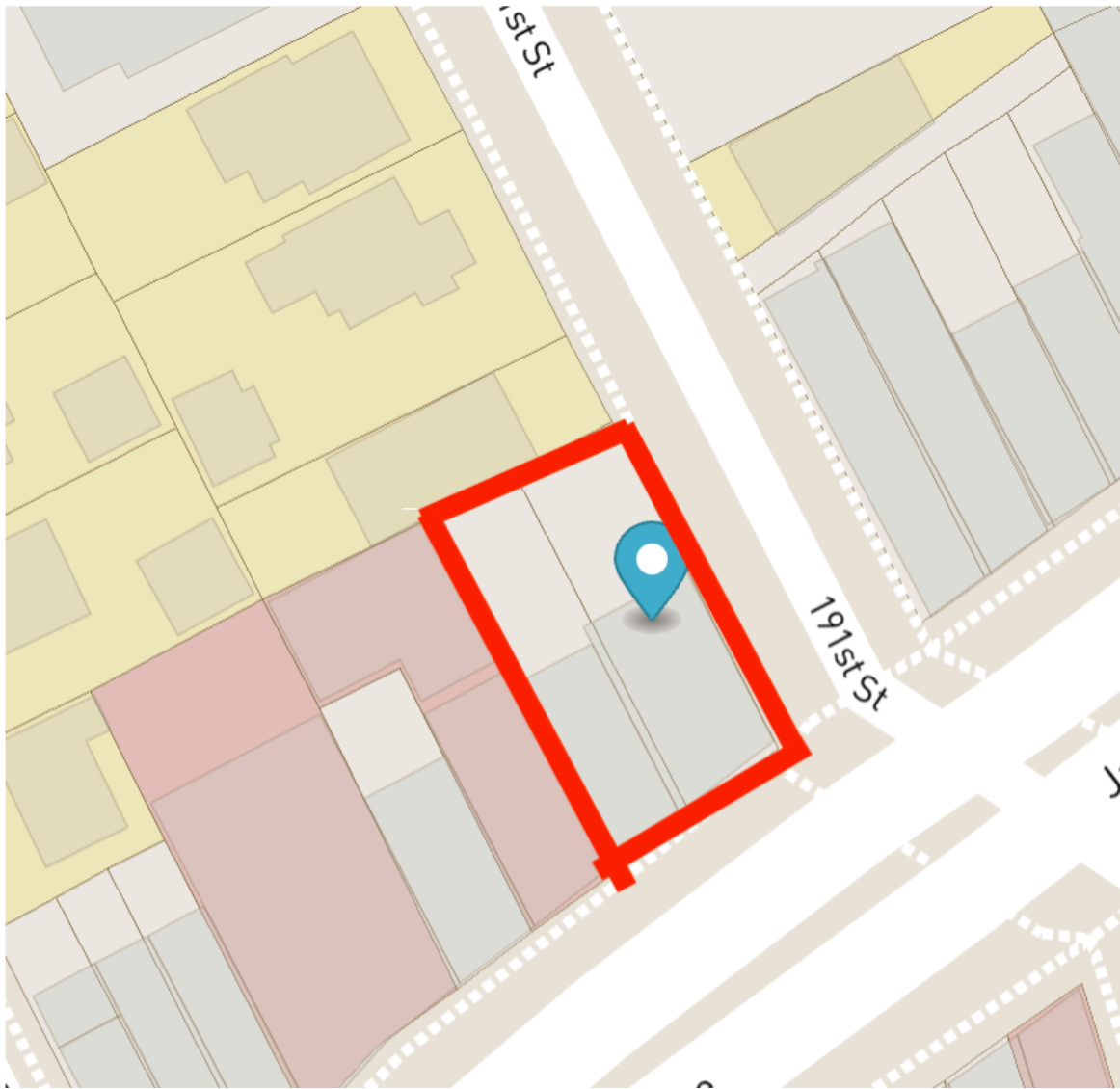
190-27 JAMAICA AVE HOLLIS

190-29 JAMAICA AVE HOLLIS

190-27B JAMAICA AVE HOLLIS

JAMAICA AVE

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**If you have any questions or would like to
schedule a viewing, call or email me.**

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