

FOR SALE
INQUIRE FOR PRICING

14-34 110TH STREET

College Point, NY 11356 | **Queens**



WATERFRONT MIXED-USE CONDOMINIUM OPPORTUNITY
MULTIPLE BULK CONDOMINIUM UNIT OPTIONS AVAILABLE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Rare Investment Opportunity

32 residential condominium units, ~ 24,150 SF of commercial space, and 12,470 SF of parking along the East River/Flushing Bay waterfront in College Point, Queens.

#2

Bulk Package Sale Options

Multiple residential and commercial condominium units available in a bulk package sale, offering various layouts and investment potential. The condominium offering plan has been reinstated for flexibility in selling individual units.

#3

Substantial Recent Upgrades

Including full roof waterproofing, lobby and upper-floor hallway renovations, interior renovations to the residential units, and a full heating system conversion from gas boiler to individual electric PTAC units.

#4

Proximity to College Point Boulevard

Located half a mile east of the property, it provides residents with convenient access to a wide variety of restaurants, shops, and everyday retailers.

#5

Convenient Connections

The Q26 bus connects residents directly to the Flushing–Main Street 7 train station and the wider NYC subway network. The Whitestone Expressway, just two miles away, links to major routes like the Cross Island Parkway, Van Wyck Expressway, and the Whitestone and Throgs Neck Bridges.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	14-34 110th Street
Neighborhood	College Point
County	Queens
Block	4044
Lot(s)	1001-1024, 1026-1033, 1035-1047
Stories	7
Year Built	2002

BUILDING INFORMATION

Gross Lot SF	27,757 SF (approx.)
Residential SF	29,520 SF (approx.)
Commercial SF	23,644 SF (approx.)
Parking SF	12,470 SF (approx.)
Total Gross SF	65,634 SF (approx.)
Residential Units*	32
Commercial Units	8
Parking Spaces	68

NYC DEPT. OF FINANCE TAX INFORMATION

Assessment (2026/2027)	\$4,281,877
Tax Rate (Commercial)	10.848% (Tax Class 4)
Tax Rate (Residential)	12.439% (Tax Class 1)
Gross Property Taxes	\$496,243

*Building is comprised of 34 total residential units - 2 were previously sold.



14-34 110TH STREET
FOR SALE

RETAIL MAP



**14-34 110TH STREET
FOR SALE**

POINT OF INTEREST MAP



14-34 110TH STREET
FOR SALE

RESIDENTIAL UNITS



14-34 110TH STREET
FOR SALE

PROPERTY PHOTOS



**14-34 110TH STREET
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	31,765	128,238	494,987
NUMBER OF HOUSEHOLDS	9,770	43,687	163,520
AVERAGE HOUSEHOLD INCOME	\$109,315	\$97,600	\$93,309
MEDIAN HOUSEHOLD INCOME	\$80,841	\$69,145	\$65,260
COLLEGE GRADUATES	5,704 18.5%	28,091 20.9%	91,685 17.4%
TOTAL BUSINESSES	1,097	5,380	12,537
TOTAL EMPLOYEES	14,909	75,286	166,923
DAYTIME POPULATION	32,824	146,044	439,721

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN LOUIE
klouie@ripcony.com
718.663.2642

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

NOAH SAVOIE
nsavoie@ripcony.com
718.663.2642

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012