

FOR LEASE

210-12 NORTHERN BOULEVARD

BAYSIDE • QUEENS • NY • 11361

SINGLE-TENANT COMMERCIAL BUILDING WITH PARKING



Long Island Rail Road
Bayside Station | Port Washington Branch

BELL BLVD

KINGS POINT

DOUGLSTON MANOR



NORTHERN BLVD/25A

210-12 NORTHERN BLVD





PROPERTY HIGHLIGHTS

TEKRA, as exclusive agent, is pleased to present a rare opportunity to lease a one-story commercial building located on Northern Boulevard, between 211th Street and Oceania Street in Bayside, Queens.

210-12 Northern Boulevard is a 50' x 100' plot that is currently improved by a high ceiling one-story building, which is fully built to the property lines and features a cellar level parking garage (approx. 9' 4" ceiling height) with a drive-in ramp and passenger elevator access.

210-12 Northern Boulevard was completely rebuilt in 2014 as two separate retail storefronts with two separate utility services and was combined into one unit for a Radiologist. The ceiling height is approximately 15' and the exterior building height is approximately 18', providing tremendous visibility and stellar signage opportunities.

PROPERTY OVERVIEW

Available:	Floor 1	5,000 SF (Approximate)
Frontage:	50 Feet on Northern Boulevard	
Site Status:	Currently Sky Radiology	
Possession:	Arranged	
Life Safety:	Sprinkler System	
Utilities:	Gas Heat and HVAC	
Parking	On-Site Parking Available	
Real Estate Taxes:	\$44,494 Per Annual / \$3,708 Per Month	
Asking Rent:	\$300,000 Per Annual / \$25,000 Per Month NNN	

210-12 NORTHERN BOULEVARD

SKY RADIOLOGY



First In Class
Stand Up Weight
Bearing MRI



SKY RADIOLOGY
Open MRI / X-Ray
210-12



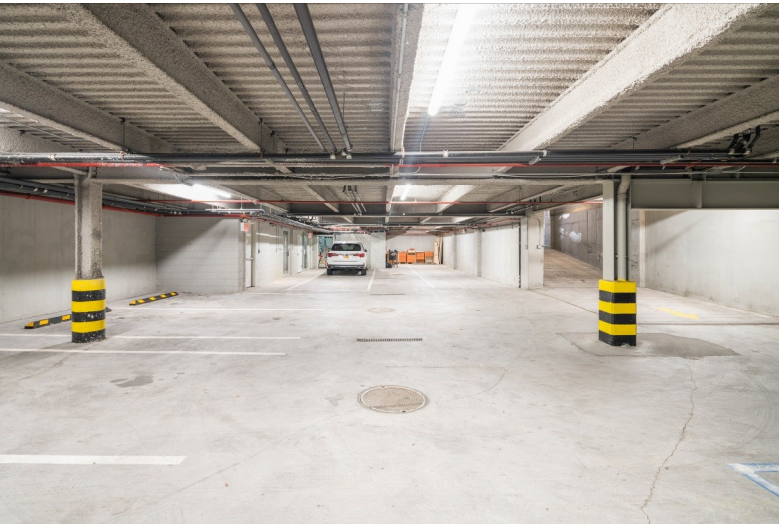
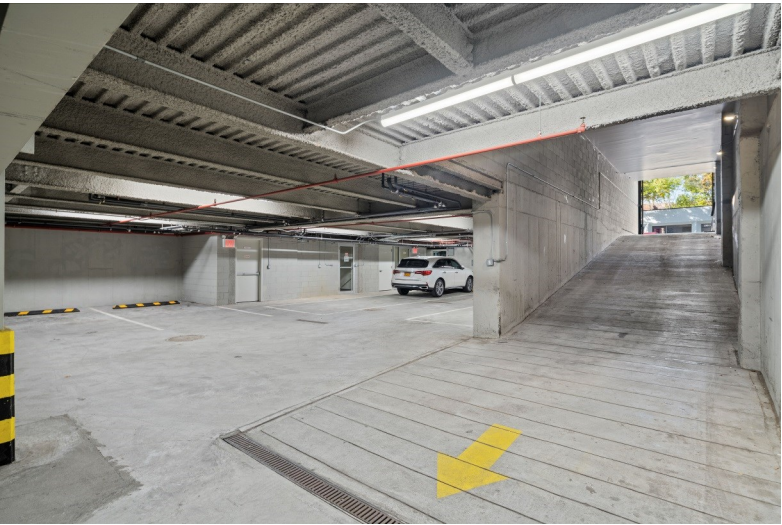
Office Hours
Mon - Thu 8am - 7pm
Friday 8am - 6pm
Saturday 8am - 6pm
Sunday Closed
718-224-8800

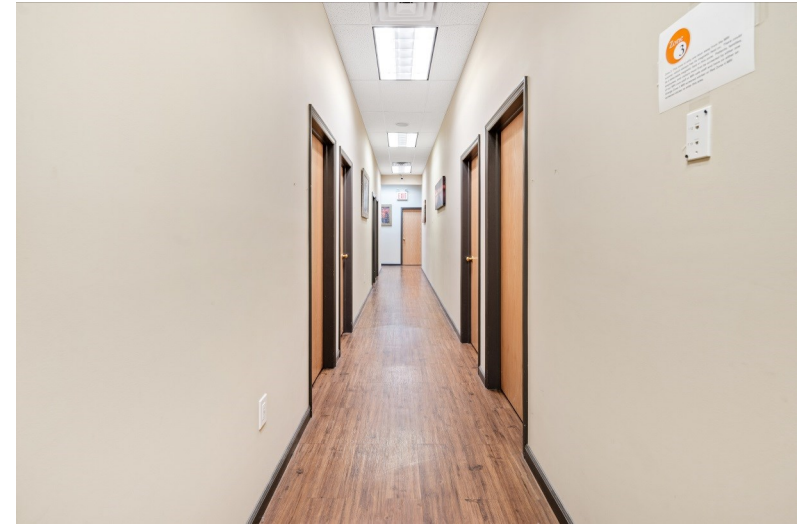
DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED

SKY
RADIOLOGY
PARKING
ALL VISITORS
WILL BE
TOWED

PHYSICIAN OFFICE
229.3100

PROPERTY PHOTOGRAPHS
210-12 NORTHERN BOULEVARD

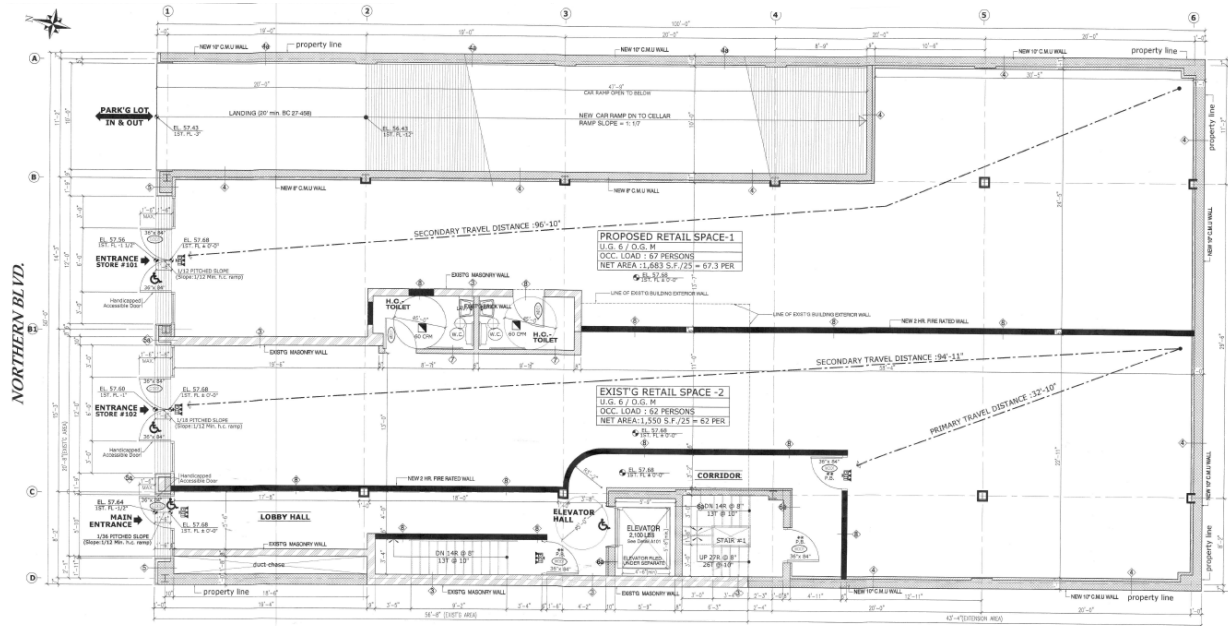




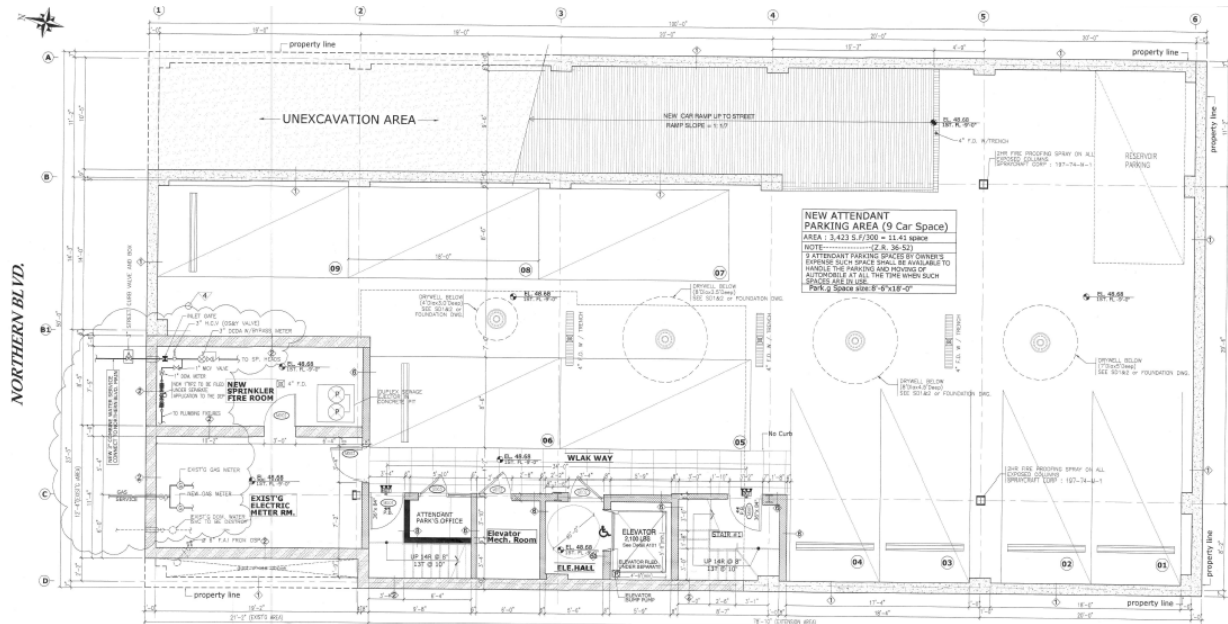
FLOOR PLAN

210-12 NORTHERN BOULEVARD

FLOOR 1



CELLAR LEVEL



***THE FLOOR 1 PLAN IS THE ORIGINAL LAYOUT FOR TWO RETAIL STOREFRONTS**

***THE PREMISES IS CURRENTLY OCCUPIED BY ONE TENANT**

CERTIFICATE OF OCCUPANCY

210-12 NORTHERN BOULEVARD

NYC
Buildings

Page 1 of 2

Certificate of Occupancy

CO Number: 420628486F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 210-12 NORTHERN BLVD Building Identification Number (BIN): 4158799	Block Number: 07309 Lot Number(s): 23 Building Type: Altered	Certificate Type: Final Effective Date: 03/24/2014
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This building is subject to this Building Code: 1968 Code
 For zoning lot metes & bounds, please see BISWeb.

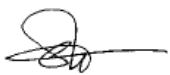
B. Construction classification: 2-B (1968 Code designation)	Building Occupancy Group classification: B (2008 Code)	
Multiple Dwelling Law Classification: None		
No. of stories: 1	Height in feet: 22	No. of dwelling units: 0

C. Fire Protection Equipment:
Sprinkler system


D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None



 Borough Commissioner



 Acting
 Commissioner

DOCUMENT CONTINUES ON NEXT PAGE


NYC
Buildings

Page 2 of 2


Certificate of Occupancy

CO Number: 420628486F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		4C	(9)ATTENDANT PARKING GARAGE,PARKING OFFICE & METER ROOM. NOTE: ATTENDANT PARKING SPACES BY OWNER'S EXPENSE SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIME WHEN SUCH SPACES ARE IN USE
001	001	32	100	B	4A	TREATMENT HEALTH CARE FACILITY
RESTRICTIVE DECLARATION FOR DRY WELLS (CRFN 2012000257153)						
END OF SECTION						



 Borough Commissioner



 Acting
 Commissioner

END OF DOCUMENT

420628486/000 3/24/2014 2:59:47 PM

PROPERTY TAX STATEMENT
 210-12 NORTHERN BOULEVARD



Statement Details

June 5, 2021
 210-12 Northern Blvd.
 4-07309-0023
 Page 2

Previous Charges	Amount
Total previous charges including interest and payments	\$19.30

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2021	\$32,194.30
Ind Com Abatement	06/05/2021		\$-9,810.16
Bldg-Signs- Chg 421238477		07/01/2021	\$70.00
Bldg-Signs- Chg 421243292		07/01/2021	\$45.00
Total current charges			\$22,499.14

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2022	\$32,194.30
Ind Com Abatement	06/05/2021		\$-9,810.16
Total tax year charges remaining			\$22,384.14
If you want to pay everything you owe by July 1, 2021 please pay			\$44,678.74
If you pay everything you owe by July 1, 2021, you would save:			\$223.84

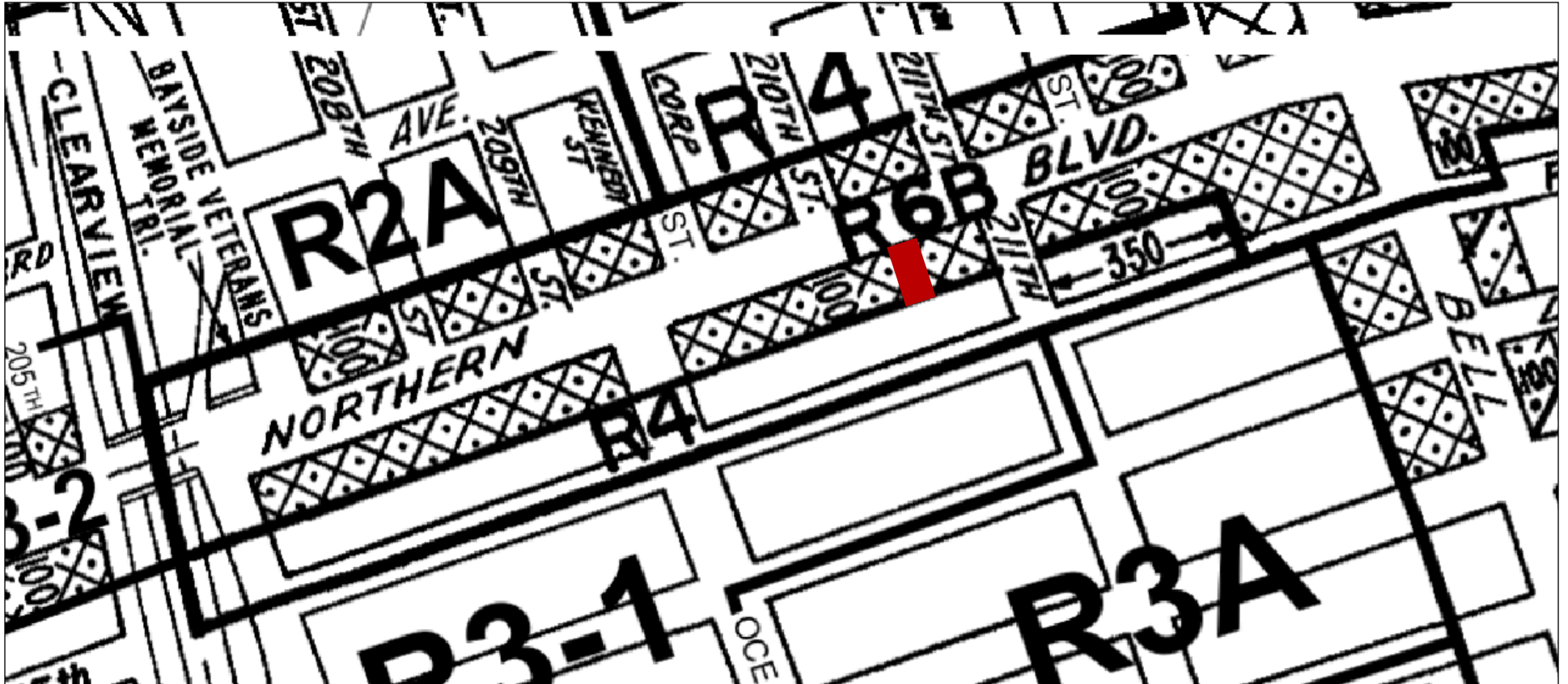
Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	Overall Tax Rate	
Current tax rate	10.6940%	
Estimated Market Value \$1,338,000		
		Taxes
Billable Assessed Value	\$602,100	
Taxable Value	\$602,100 x 10.6940%	
Tax Before Abatements and STAR	\$64,388.60	\$64,388.60
Ind Com Abatement		\$-19,620.32
Annual property tax		\$44,768.28

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

ICAP TAX ABATEMENT EXPIRES 06/30/2029

ZONING OVERVIEW



210-12 NORTHERN BLVD (BLOCK 7309, LOT 23) IS ZONED R6B/C2-2



TEKRA

TEK REALTY ADVISORS

EXCLUSIVE AGENTS

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