

# OFFERING MEMORANDUM

# 132-35 41st Road, Flushing, NY 11355

## CONDOMINIUM FACILITY | FOR SALE



### Exclusive Listing Brokers:

**ELAINE BAY** | ☎ 917-518-7788 | ✉ elainemai27@yahoo.com

**MICHELLE CHEN** | ☎ 718-813-6357 | ✉ winzone197@yahoo.com

WinZone Realty Inc.

### Authorized Marketing Co-Broker:

**PATRICK CHEN** ☎ 646-239-6982

Full Score Realty Inc. ✉ patrickchen11358@gmail.com

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### CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum (“Memorandum”) has been prepared exclusively by **Win Zone Realty** and its Co-Broker, **Full Score Realty Inc.** (collectively, the “Listing Broker and Co-Broker”), on behalf of the Owner for the sole purpose of enabling a prospective purchaser (“Recipient”) to evaluate a potential acquisition of the property described herein (“Property”). By accepting this Memorandum, the Recipient acknowledges that, except for information that is publicly available, all contents are confidential and proprietary to the Owner and the Listing Broker and Co-Broker.

The Recipient agrees to hold all such information in strict confidence and shall not reproduce, distribute, or disclose this Memorandum or its contents to any third party without prior written consent from the Owner or the Listing Broker and Co-Broker. Disclosure is permitted only to outside advisors engaged to assist in evaluating the Property, provided such advisors are bound by confidentiality obligations no less restrictive than those stated herein. The Recipient shall not use any information contained in this Memorandum in any manner detrimental to the interests of the Owner, Win Zone Realty, or Full Score Realty Inc.

The information herein has been obtained from sources believed reliable; however, neither the Owner, the Listing Broker and Co-Broker, nor any of their respective agents or affiliates makes any representation or warranty, express or implied, regarding its accuracy or completeness. Financial data, projections, and opinions are provided for illustrative purposes only and are not guarantees of future performance. The Recipient is advised to conduct its own independent investigation and rely solely on the advice of its own legal, tax, financial, engineering, and other professional advisors.

This Memorandum does not constitute an offer to sell, nor a solicitation of an offer to purchase, the Property. The Owner reserves the right, at its sole discretion, to withdraw the Property, to modify terms, or to accept or reject any offer, including full-price offers, without notice. No agreement shall be binding unless set forth in a fully executed written contract of sale acceptable solely to the Owner.

By accepting this Memorandum, the Recipient agrees to indemnify and hold harmless the Owner, **Win Zone Realty, Full Score Realty Inc.**, and their respective officers, directors, employees, and agents from any claims or liabilities arising from any breach of these confidentiality provisions or misuse of the information contained herein.

Review and retention of this Memorandum constitutes the Recipient’s acknowledgment and acceptance of these terms.

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## CONDOMINIUM FACILITY | FOR SALE

PROPERTY SUMMARY SNAPSHOT



<b>Property Address</b>	132-35 41st Road, Flushing, NY 11355
<b>Type of the property</b>	Community Facility - 1st Floor of a 14-story Mixed Condominium Building With 11 Community Facility Units, 52 Residential Units And 81 Parking Spaces
<b>Neighborhood</b>	Royal Plaza Condominium
<b>Borough</b>	Queens
<b>Block/Lot</b>	5039/15, 16, 48, 50, 52
<b>Zoning</b>	R-6
<b>Tax Class</b>	Class 4
<b>Tenant</b>	Finest Adult Day Care Center LLC
<b>Lease Type</b>	Triple Net Lease *
<b>Lease period</b>	2/1/2014 -1/31/2018 Amended to 12/31/2030
<b>Year Built</b>	2011
<b>Number of Units</b>	2 (CF-1F and CF-1E)
<b>Unit CF-1F</b>	2,326 sf (Gross)
<b>Unit CF-1E</b>	1,417 sf (Gross)
<b>Total Square Footage</b>	3,743 sf
<b>NOI (Net Operating Income)</b>	\$182,520
<b>CAP Rate</b>	5.6%
<b>Asking Price</b>	<b>\$3,279,000</b>

### HIGHLIGHTS:

- Subject property is a ground floor community facility suitable for educational, medical, nonprofit, religious, wellness, cultural and other approved institutional uses.
- Subject property consists of two units and being leased together by the tenant.
- Located between Main Street and College Point Boulevard with extremely good transportation by 7- train subway and buses.
- Nearby Skyview Mall and various types of shops, banks, whole sellers, Home Depot All walking distance.
- Proximity to Skyview Mall, Mets Home Citi Field, USTA Billie Jean King National Tennis Center, LaGuardia Airport.

\* Landlord is responsible 50% for water & sewer to repair and maintain HVAC



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PROPERTY REVIEW



### PROPERTY REVIEW

132-35 41st Road is strategically located in the heart of Downtown Flushing, Queens – one of New York City’s most vibrant and rapidly growing commercial and residential districts. Situated just steps from Main Street, the property benefits from exceptional pedestrian traffic, strong retail presence, and unparalleled access to public transportation.

The surrounding neighborhood is recognized as the commercial and cultural center of Queens, featuring a dynamic mix of national retailers, restaurants, medical offices, professional services, luxury residential developments, and international businesses. Downtown Flushing continues to experience significant redevelopment and investment activity, making it one of the strongest emerging mixed-use markets in New York City.

The property enjoys immediate proximity to the Flushing-Main Street transportation hub, providing convenient access to the 7-subway line, Long Island Railroad (LIRR), numerous MTA bus routes, and direct connections to Manhattan, Long Island, and major airports including LaGuardia and JFK International Airport.

Nearby landmarks and destinations include Flushing Chinatown, New World Mall, SkyView Center, Queens Crossing, and Citi Field – home of the New York Mets. The area is also conveniently located near USTA Billie Jean King National Tennis Center, host of the annual US Open Tennis Championships, further enhancing the neighborhood’s international visibility and year-round activity.

Flushing’s diverse population, dense residential concentration, and expanding commercial infrastructure have established the neighborhood as a premier destination for retail, hospitality, office, medical, educational, and mixed-use development opportunities within New York City.



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UNIT - 668 10th Ave	RENT /MO	RENT /MO	BED ROOMS	BATH ROOMS	LEASE EXP
Tenant	Finest Adult Care Center LLC A single Tenant for Both Units, CF-1F and CF-1E				
Lease	Five Years 2/1/2014- 1/31/2018 And Amended to 1/31/2030 No Options to Renew				
Lease Type	Triple Net Lease** (Limited Landlord Responsibility)				
Rental Escalation	4% Annualy				
Rent Schedule (Current)	02/01/2026-01/31/2027			\$15,209.81	Per Month
	02/01/2027-01/31/2028			\$15,818.20	Per Month
	02/01/2028-01/31/2029			\$16,450.93	Per Month
	02/01/2029-01/31/2030			\$17,108.97	Per Month
Real Estate Taxes	Reimbursed By Tenant			\$468.04	Per Month
Tax Abatement	Expired 2026**			As Per Condominium Offering Plan	
Common Charges	Reimbursed By Tenant			\$1,600.43	Per Month
Water and Sewer	Reimbursed By Tenant			\$65.00	Per Month
HVAC Maintenance	By Landlord			\$25.00	Per Month

NET OPERATING INCOME (NOI)	\$182,220
CAP RATE	5.60%
ASKING PRICE	\$3,279,000

\*\* All information herein has been collected from the Condominium Offering Plan and Lease and is deemed reliable, but subject to errors, omissions, changes, or withdrawal without notice.

RENT ROLL & LEASE



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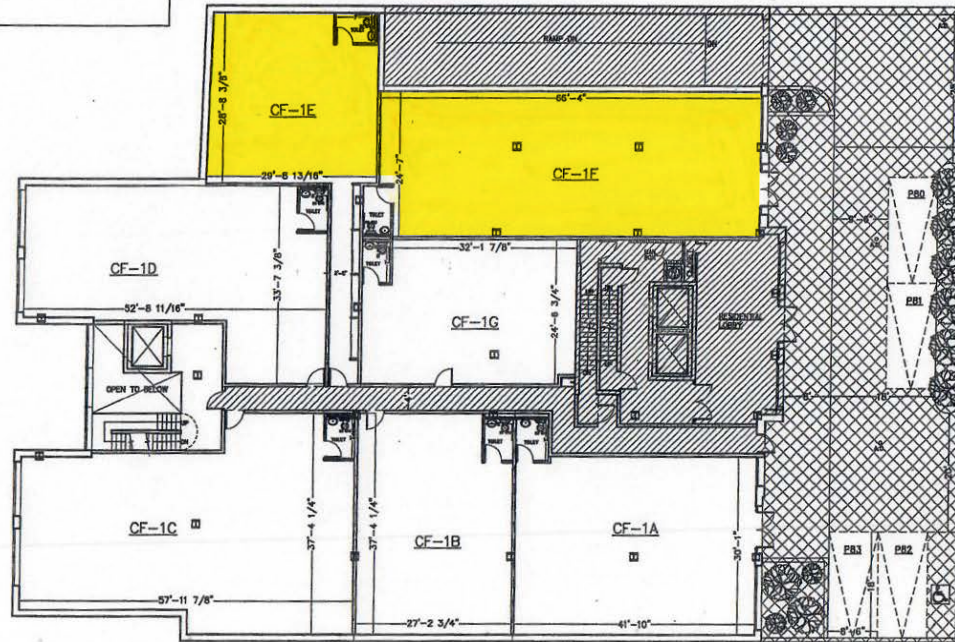


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## COMMUNITY FACILITY: 1ST FLOOR

CF-1A: 1499.95 SF  
CF-1B: 1003.01 SF  
CF-1C: 1954.82 SF  
CF-1D: 1512.96 SF  
CF-1E: 1103.20 SF  
CF-1F: 1811.22 SF  
CF-1G: 958.30 SF  
PARKING GARAGE: 702 SF (4 SPACES)  
L.C. AREA FOR COMMUNITY FACILITY: 1051.70 SF  
L.C. AREA FOR RESIDENTIAL: 948.25 SF  
L.C. AREA FOR PARKING GARAGE: 893.33 SF  
G.C. AREA: 2932.23 SF



1ST FLOOR PLAN



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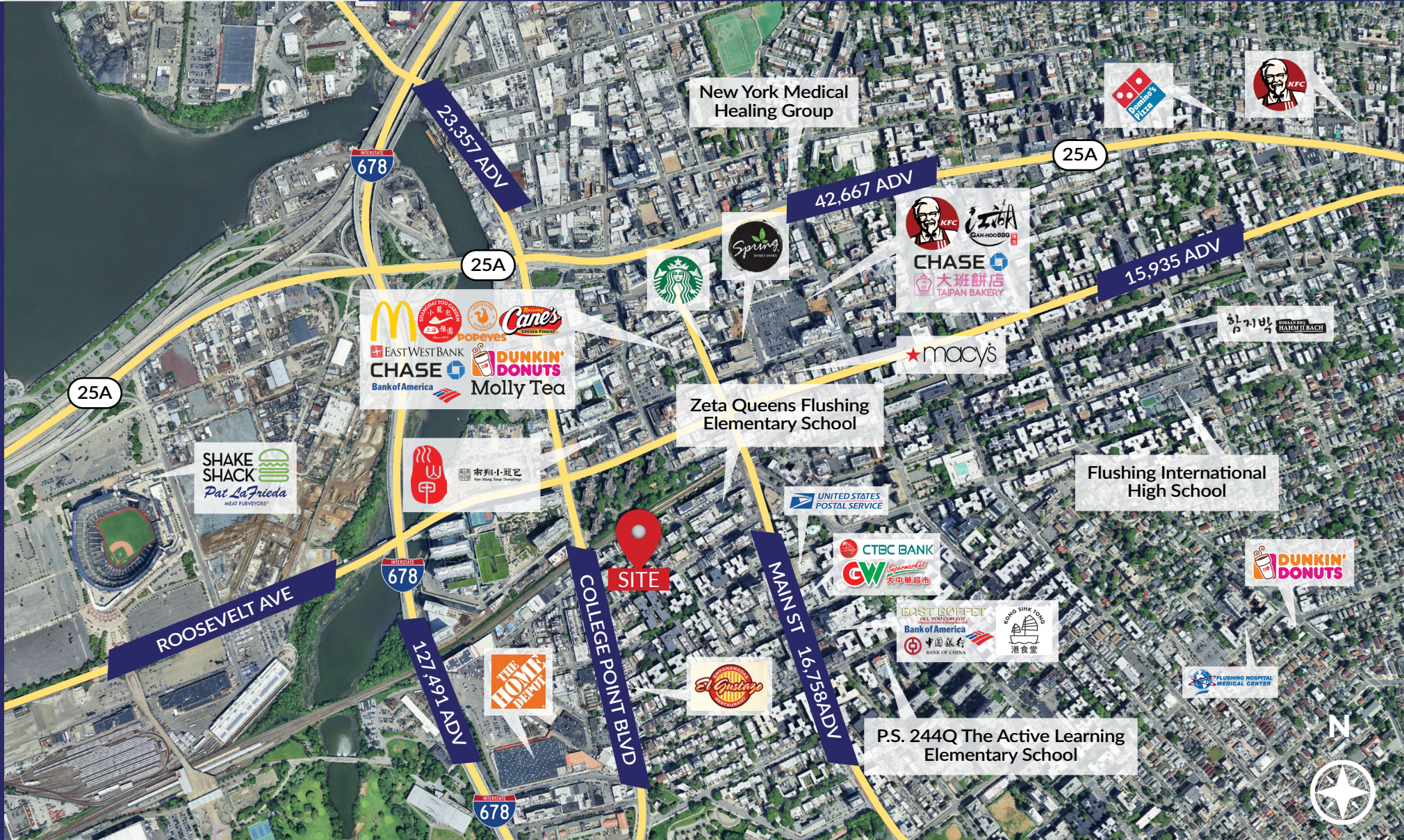
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MAP - HIGH ALTITUDE



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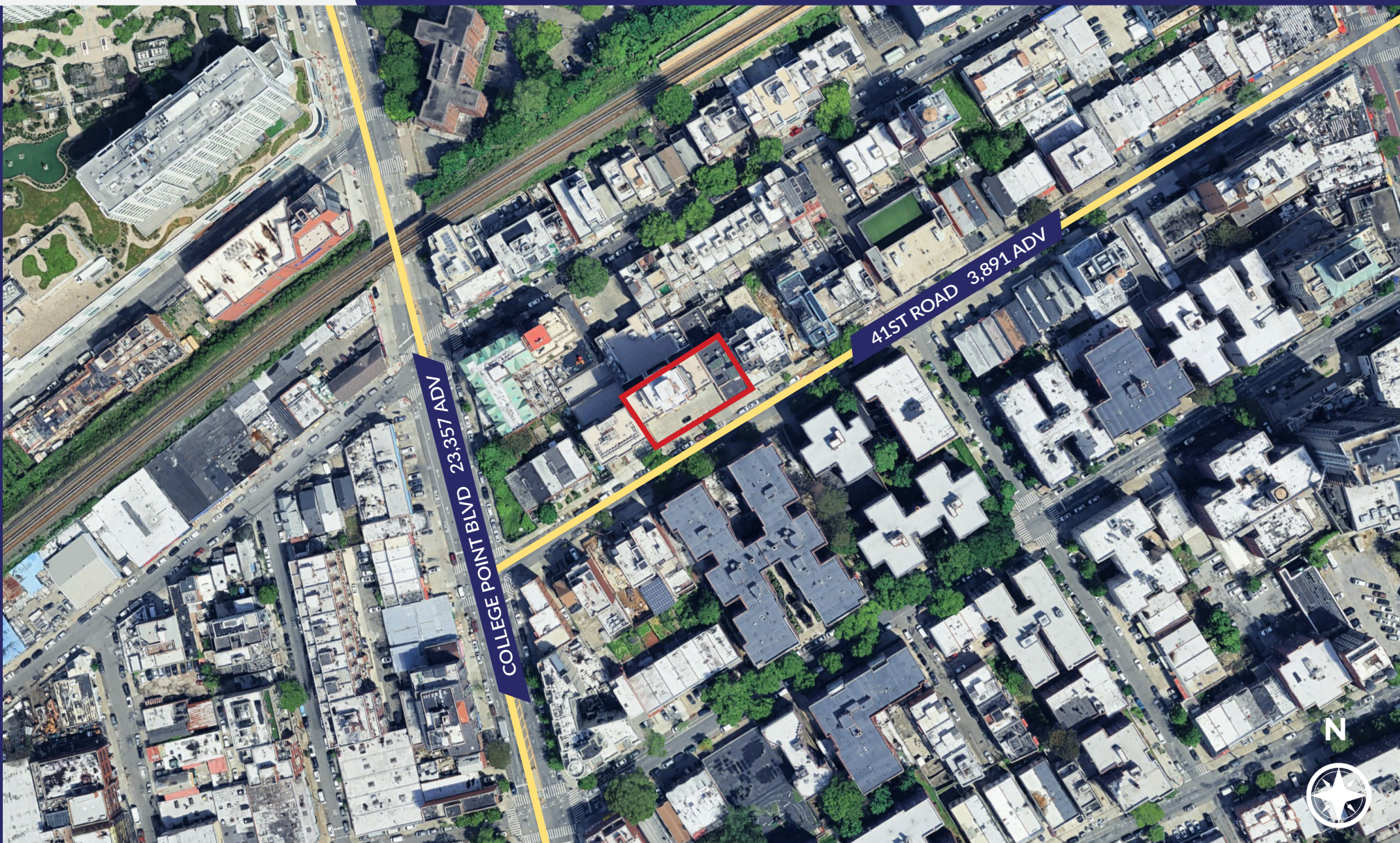
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MAP - CLOSE-UP



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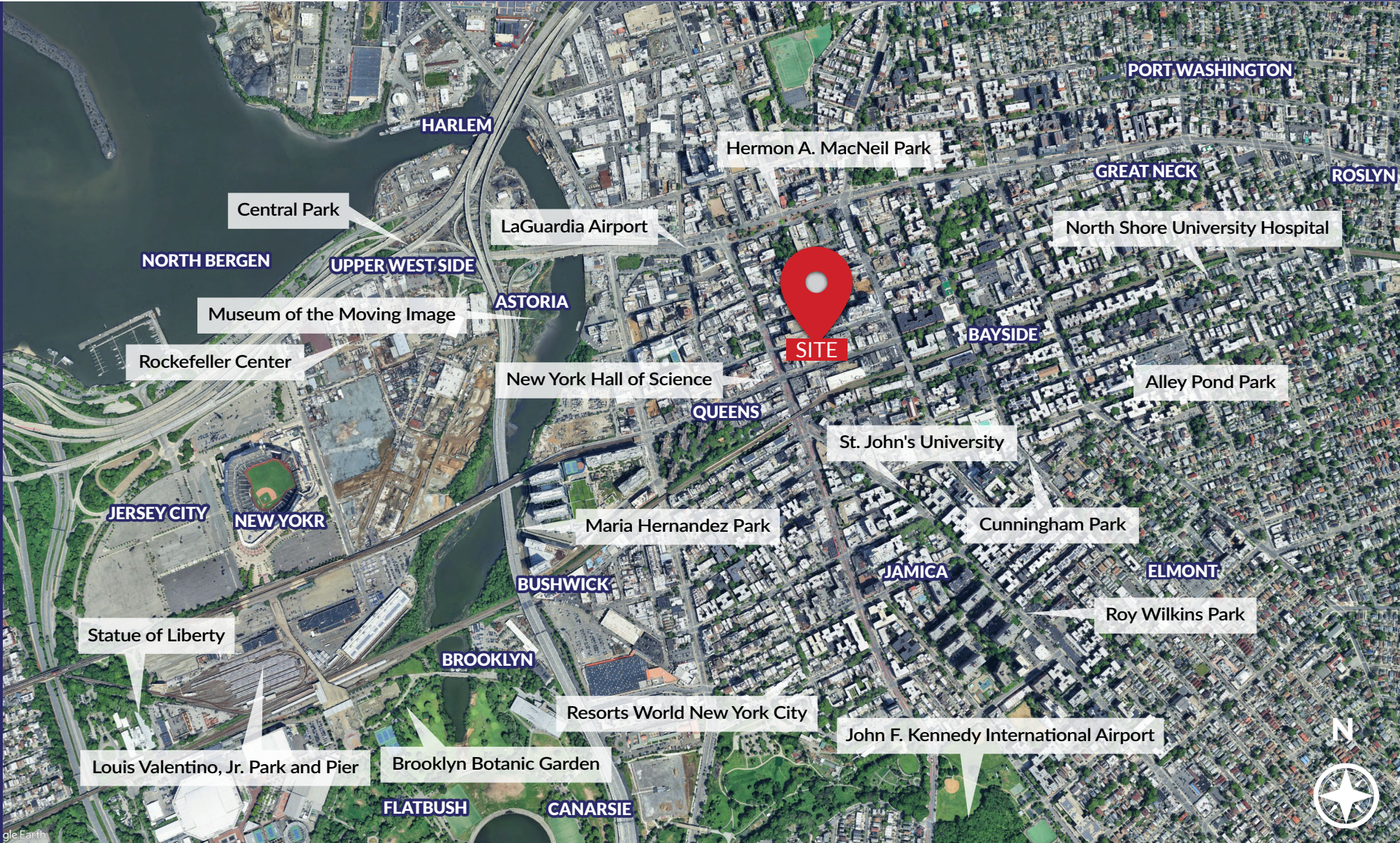
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NEIGHBORHOOD MAP - POINTS OF INTEREST



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