



Commercial Floor | Prime Flushing
New Construction | Low Maintenance
Long-Term Lease | Stable Cash Flow

\$1 000 000

\$1,999,000



Key Investment Highlights:

- **2,444 SF | Long-Term Lease in Place**
- **\$9,888 / Month | 8+5 Year Lease | 3% Annual Increases**
- **Single Tenant | New Construction | Low Maintenance**
- **Prime Flushing | Near Northern Blvd**
- **Ideal for 1031 Exchange | Overseas Investors | Passive Income Buyers**



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