

INVESTMENT SALE — NET LEASED RETAIL

138-64 Francis Lewis Blvd

Rosedale (Queens), NY 11422



138-64 Francis Lewis Boulevard — single-tenant optical

THE OFFERING

ASKING PRICE

\$850,000

NET OPERATING INCOME

\$36,312

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Two-story retail building — optical
BUILDING SIZE	1,560 SF
LOT SIZE	3,256 SF • 40.0' × 92.4'
PARKING	4 cars on site
TENANT	Optical — lease expires 10/31/2027
CURRENT RENT	\$4,329 per month*
REAL ESTATE TAXES	\$10,925
NET OPERATING INCOME	\$36,312 (actual)

INVESTMENT HIGHLIGHTS

- **100% leased** — established optical tenant in occupancy, lease running through October 31, 2027.
- **Renewal in discussion** — ownership and the tenant are discussing a possible new 10-year lease term effective at closing.
- **Landlord pays taxes and insurance** — current rent includes \$150 per month of real estate tax reimbursement.
- **\$850,000 entry point** — a small-footprint Queens retail building with dedicated parking and second-floor space, suited to a private investor or a future owner-user.

Andy Lau, MAI, CPA

DIRECTOR

917-251-2867 • Andy@grs-us.com

Raj Whadwa

PRESIDENT

516-316-0722 • RAJ@grs-us.com

*Current rent includes \$150 per month of real estate tax reimbursement. All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All measurements, income, expenses, tax figures, zoning and allowable uses must be independently verified. Aerial imagery is for illustration only and is not a survey.

AERIAL & LOCATION

138-64 Francis Lewis Blvd

Rosedale (Queens), NY 11422



AERIAL



Aerial view — Francis Lewis Boulevard, Rosedale (Block 13263, Lot 24)

PROPERTY & CORRIDOR



Storefront, pylon signage and on-site parking

LOCATION

- **Established retail corridor** — Francis Lewis Boulevard near Brookville Boulevard, southeast Queens' primary north–south commercial spine.
- **Dense residential trade area** — surrounded by one- and two-family housing in Rosedale, Laurelton and Springfield Gardens.
- **Neighboring uses** — grocery, deli, dry cleaners, restaurant and quick-service food along the same block.
- **Access** — MTA bus service at the Francis Lewis Blvd / Brookville Blvd stop; minutes to the Belt Parkway and Sunrise Highway, and approximately three miles to JFK International Airport.

Andy Lau, MAI, CPA

DIRECTOR

917-251-2867 • Andy@grs-us.com

Raj Whadwa

PRESIDENT

516-316-0722 • RAJ@grs-us.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All measurements, income, expenses, tax figures, zoning and allowable uses must be independently verified. Aerial imagery is for illustration only and is not a survey.