

# 150-07 14th Avenue Whitestone, NY 11357

150-07 Fourteenth Avenue is strategically located in Whitestone, one of Queens' most affluent and supply-constrained neighborhoods. The property benefits from strong residential demographics, low commercial vacancy, and consistent local consumer demand, supporting long-term investment stability.

Positioned near the Whitestone Expressway and Whitestone Bridge, the asset offers excellent regional connectivity throughout Queens and the greater New York metropolitan area. With limited competing inventory and strong neighborhood fundamentals, the property presents an attractive opportunity for stable income and long-term rent growth.



**Queens location with high income demographics and limited supply**

### Key Investment Highlights

- Located in one of Queens' most desirable residential neighborhoods
- Strong household incomes and stable local demographics
- Low commercial vacancy and limited competing supply
- Excellent access to the Whitestone Expressway and Whitestone Bridge
- Stable in-place income with long-term rent growth potential
- Strong long-term capital preservation opportunity

GLA	4,000 SF
Year Built	1951
Class	C
Land Acres	0.06 AC
Land SF	2,497 SF
Bldg FAR	1.6
Zoning	R3-2
Tenant	Citizen's Bank
Cap Rate	5.25%

NNN **\$38.50/sf**

NOI **\$154,000.00**

**Asking Price \$2,933,333**