

Retail Condo
FOR SALE

\$4,500,000



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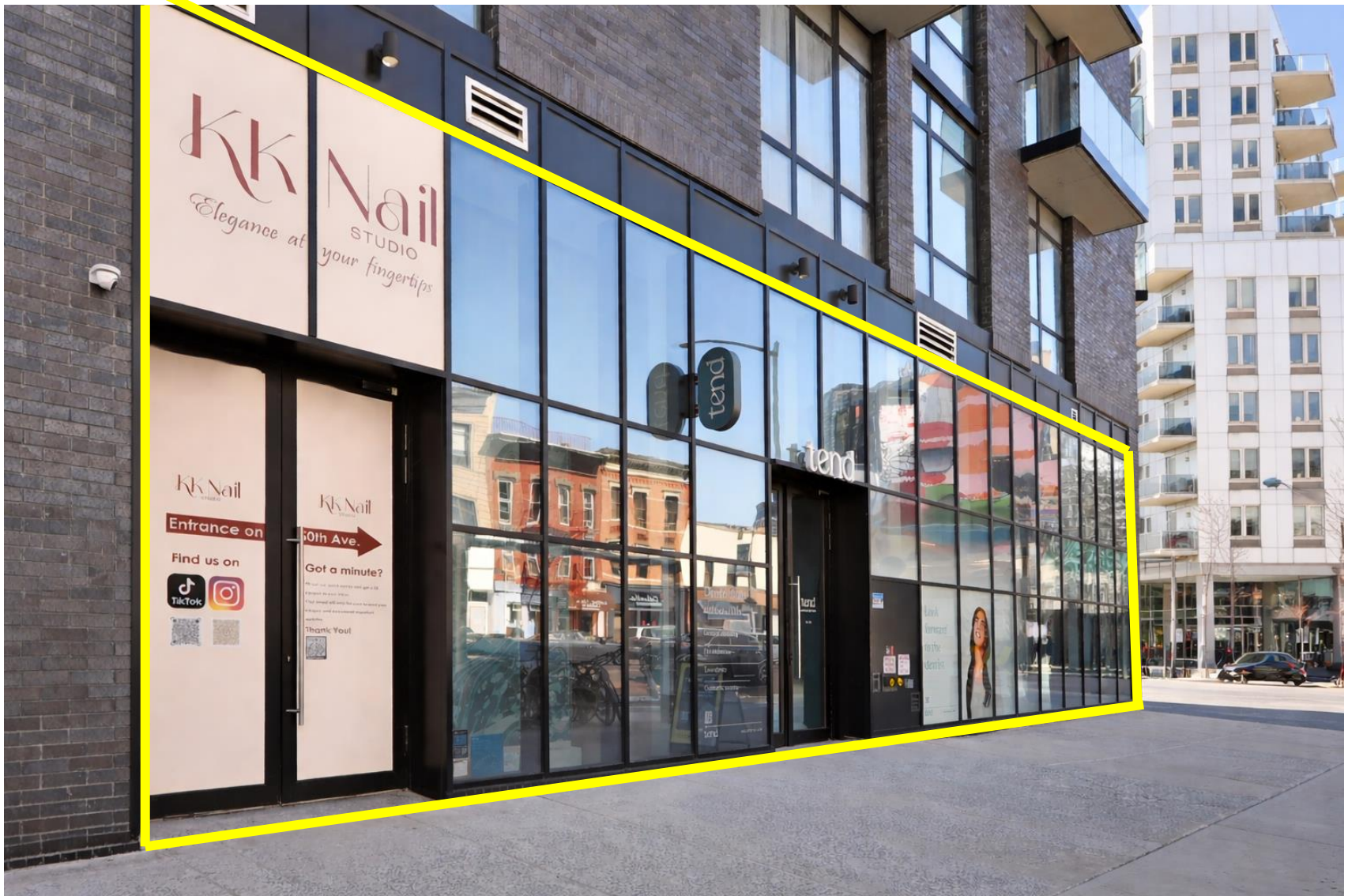


THE ANABLE CONDOMINIUM

10-64 Jackson Avenue
Long Island City, NY 11101



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Executive Summary

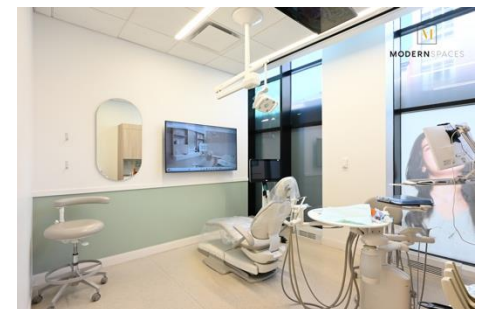
Modern Spaces has been exclusively retained to facilitate the sale of a commercial retail condo at **The Anable Condominium located at 10-64 Jackson Avenue, Long Island City, Queens.**

- ❑ Offered at \$4,500,000
- ❑ One Commercial Retail Condo w/ 3 Tenants
- ❑ NOI: ~\$313k; Cap Rate: 6.94%
- ❑ 100% Occupied w/ Long Term Leases
- ❑ 15-year ICAP effective through June 30, 2038
- ❑ Located in one of NYC's fastest-growing neighborhoods

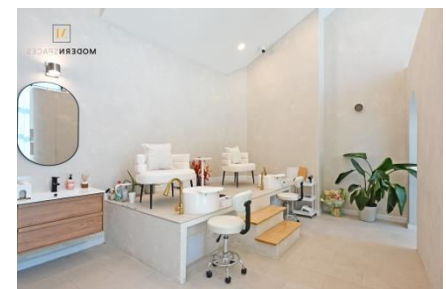
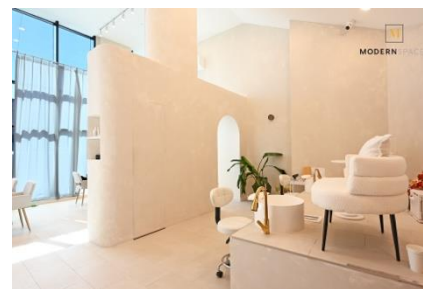
-  Built in 2022
-  8 Stories
-  22 Residential Condos
-  Exceptional Location
-  Subway Lines: 7, E, M, G

The commercial unit is subdivided, 100% leased, and generate immediate cashflow. Exceptional opportunity for high cash flow investment or 1031 Exchange.

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KKNail
STUDIO



OVERVIEW: PROPERTY INFORMATION

Commercial Condo Details

Annual Income & Expense				Details
Total Income	\$331,080		Floors	8 Stories
Tenant A	\$225,000		Residential	22
Tenant B	\$69,000		Commercial Condo	1
Tenant C	\$37,080			
Total Expenses	\$18,594		Block & Lot	0043-1023
Common Charges	\$9,547		Size – Retail	4,395sf
Taxes ¹	\$9,047		Size – Cellar	2,023sf
Net Operating Income (NOI) / Cap	\$312,486	6.94%	Total Size	6,418sf

¹ ICAP through June 30, 2038

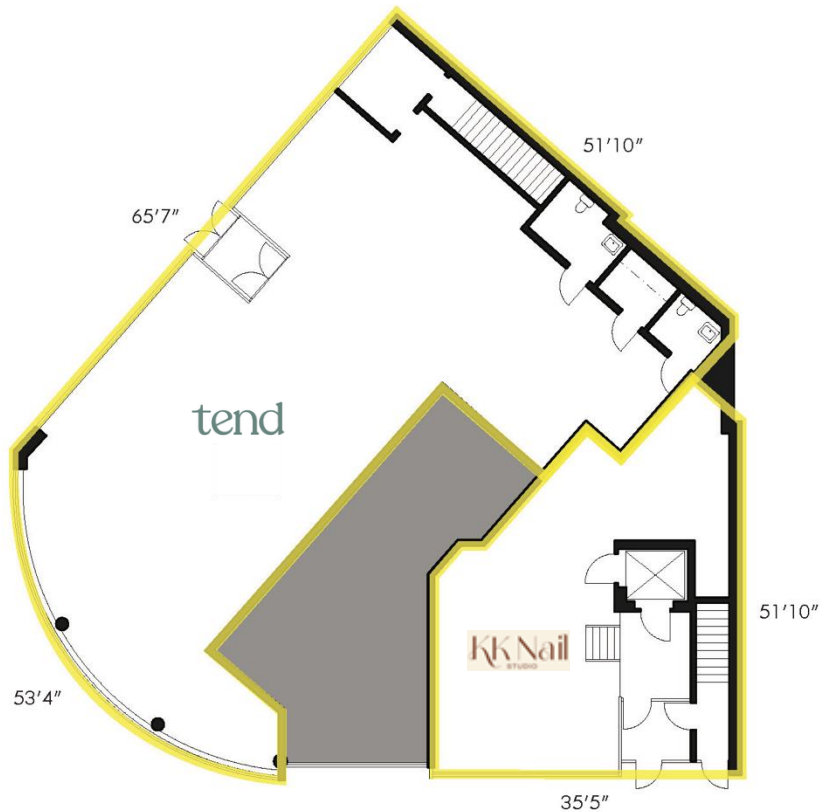
OVERVIEW: FLOOR PLANS

Total Size ~6,400sf

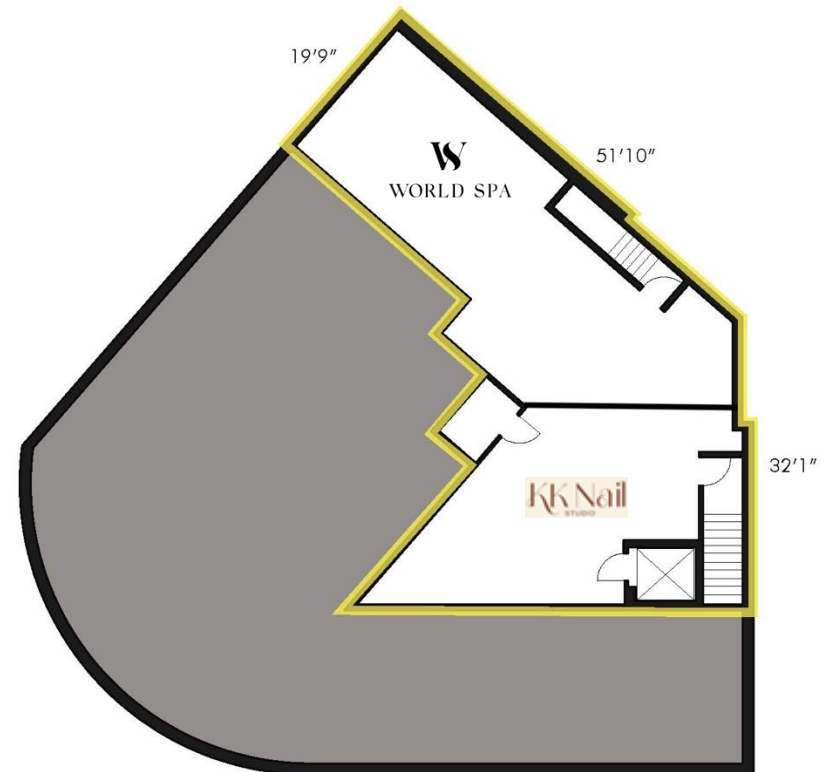
Retail: 4,395sf

Cellar: 2,023sf

Subdivided to 3 Tenants



Retail - 4,395sf



Cellar - 2,023sf

DISCLAIMER

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