

OFFERING MEMORANDUM

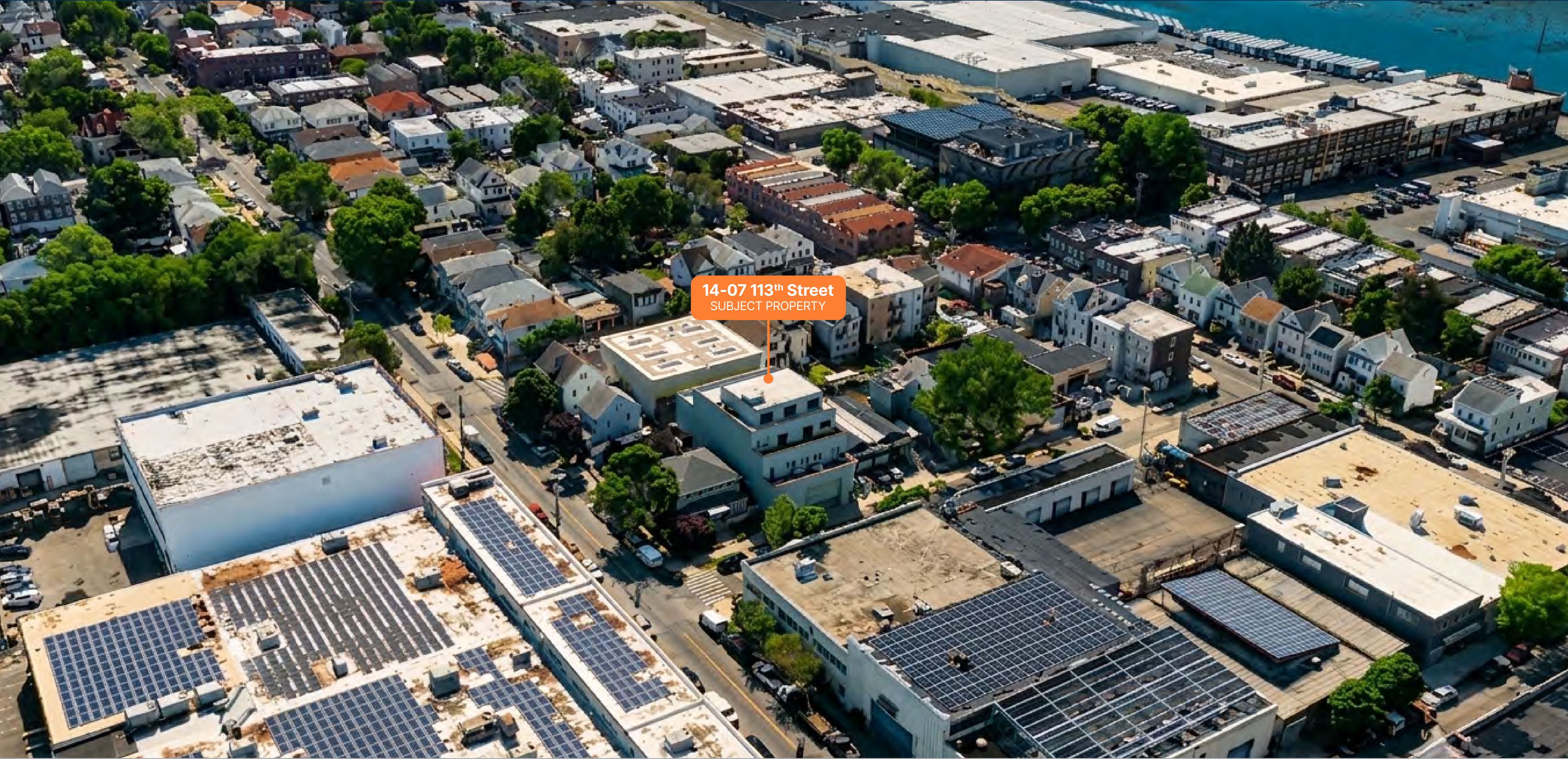
**14-07 113TH STREET, COLLEGE POINT, NY 11356**

**14,000 WAREHOUSE AND OFFICE IN TURN-KEY CONDITION WITH 20 FOOT CLEAR CEILING HEIGHT - SELLER FINANCING AVAILABLE**



Marcus & Millichap  
THE NOWAK GROUP

[WWW.THENOWAKGROUPRE.COM](http://WWW.THENOWAKGROUPRE.COM)



14-07 113th Street  
SUBJECT PROPERTY

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## **OFFICES THROUGHOUT THE U.S. AND CANADA**

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<b>\$3,200,000</b> PRICE	<b>14,000 SF</b> Building SF	<b>5,000 SF</b> Lot Area	<b>10,000 SF</b> Conforming with CO
	<b>\$229</b> Price/SF	<b>50 X 100 FT</b> Lot Dimension	<b>4,000 SF</b> Overbuilt

## EXECUTIVE SUMMARY

This is an opportunity to acquire a well-maintained, elevator-served office/industrial building in College Point, Queens. The property was originally constructed in 2002 as a fully compliant, as-of-right four-story building totaling 10,000 square feet. The owner subsequently expanded the building to its present 14,000 square feet, adding square footage on the second and third floors and introducing a fourth-floor level. The expanded square footage is overbuilt relative to the original as-of-right envelope. This condition is fully disclosed and reflected in the asking price of \$3,200,000 (\$229/SF). The seller is also prepared to restore the property to its original 10,000 SF configuration prior to closing — offering buyers a fully compliant alternative.



**Elevated, four-story office/industrial building** in excellent condition

**14,000 SF as-is** — overbuilt above original 10,000 SF as-of-right footprint; fully disclosed and priced accordingly at \$229/SF

**Ground floor:** 4,500 SF warehouse with 50-ft clear spans, 20-ft ceilings, drive-in gate, wide curb cut — ideal for distribution, storage, or light manufacturing

**Upper floors:** 4,500 SF (2nd fl. office w/ deck) + 3,000 SF (3rd fl. office w/ roof deck access) + 1,500 SF (4th fl. office) — versatile owner-user or multi-tenant configuration

**Seller financing available:** 70% LTV at 7.5% interest, long-term — no bank underwriting required

**Restoration option:** seller will return property to its original 10,000 SF as-of-right configuration prior to closing upon request

**College Point submarket:** excellent access to major highways, LaGuardia Airport, and Flushing; strong demand, limited comparable supply (Whitestone Expressway, Long Island Expressway)

**Ideal for owner-users** seeking a combined office/warehouse headquarters, or investors seeking a multi-use Queens asset. Powered with 800 amp 3-phase electric, two gas meters for heat and hot water



## PRICING SUMMARY

	Asking Price	<b>\$3,200,000</b>
	Price Per Square Foot	<b>\$229 / SF</b>
	Building Size (As-is)	<b>14,000 SF</b>
	As-of-Right Footprint	<b>10,000 SF</b>
	Overbuilt Square Footage	<b>~4,000 SF</b>

## SELLER FINANCING

	Loan-to-Value	<b>70%</b>
	Interest Rate	<b>7.5% per Annum</b>
	Financing Structure	<b>Long-term; terms negotiable</b>

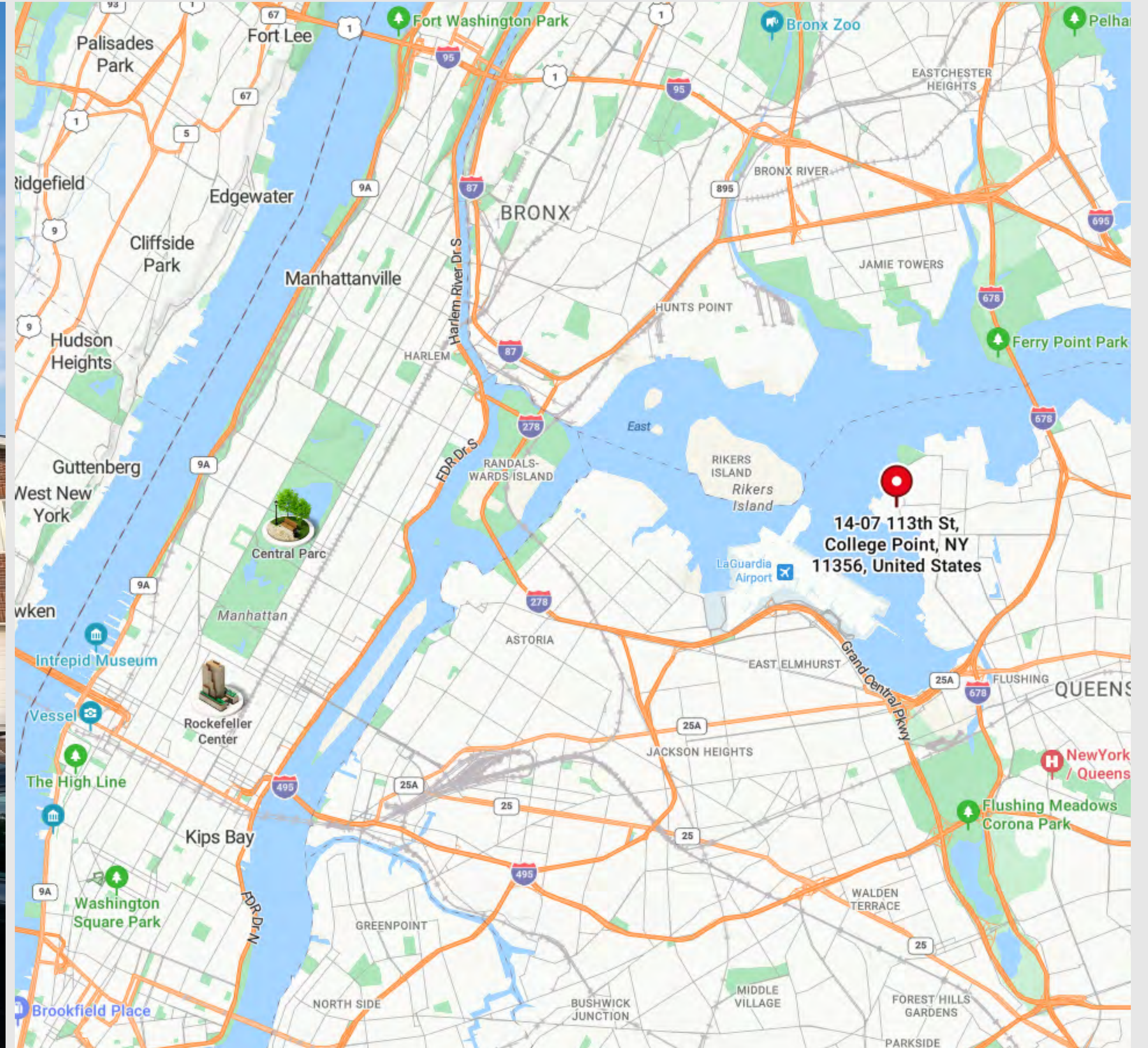
*Purchase money financing is available directly from the seller — no conventional bank underwriting required. Terms are negotiable with qualified buyers. Financing availability does not affect the seller's willingness to negotiate on price.*

## RESTORATION OPTION

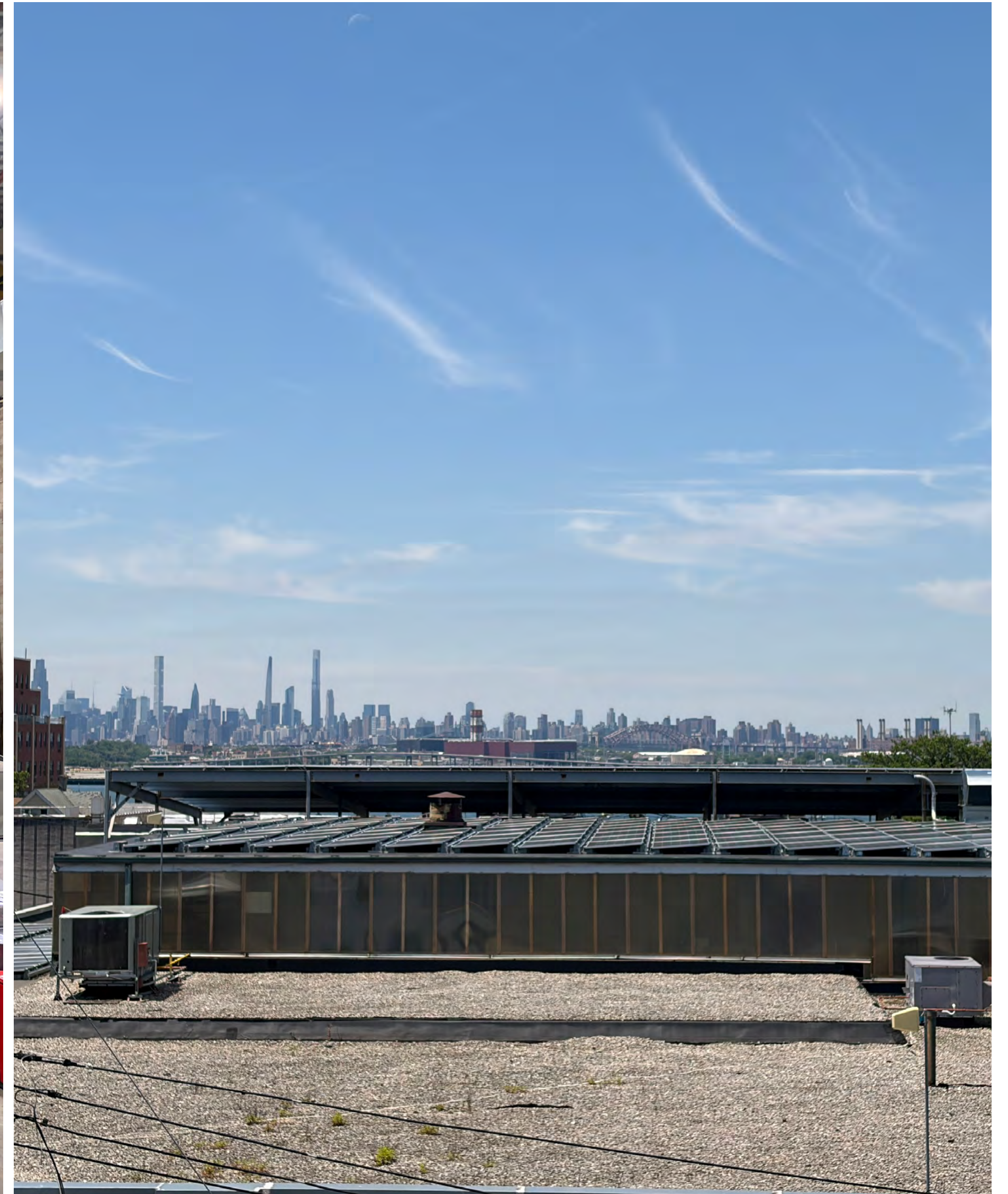
In lieu of purchasing the as-is 14,000 SF structure, the seller is willing to restore the property to its original as-of-right footprint of 10,000 SF prior to closing. Buyers interested in this option should raise it during the offer process so that scope, timeline, and adjusted pricing can be discussed.



# SUBJECT PROPERTY LOCATION

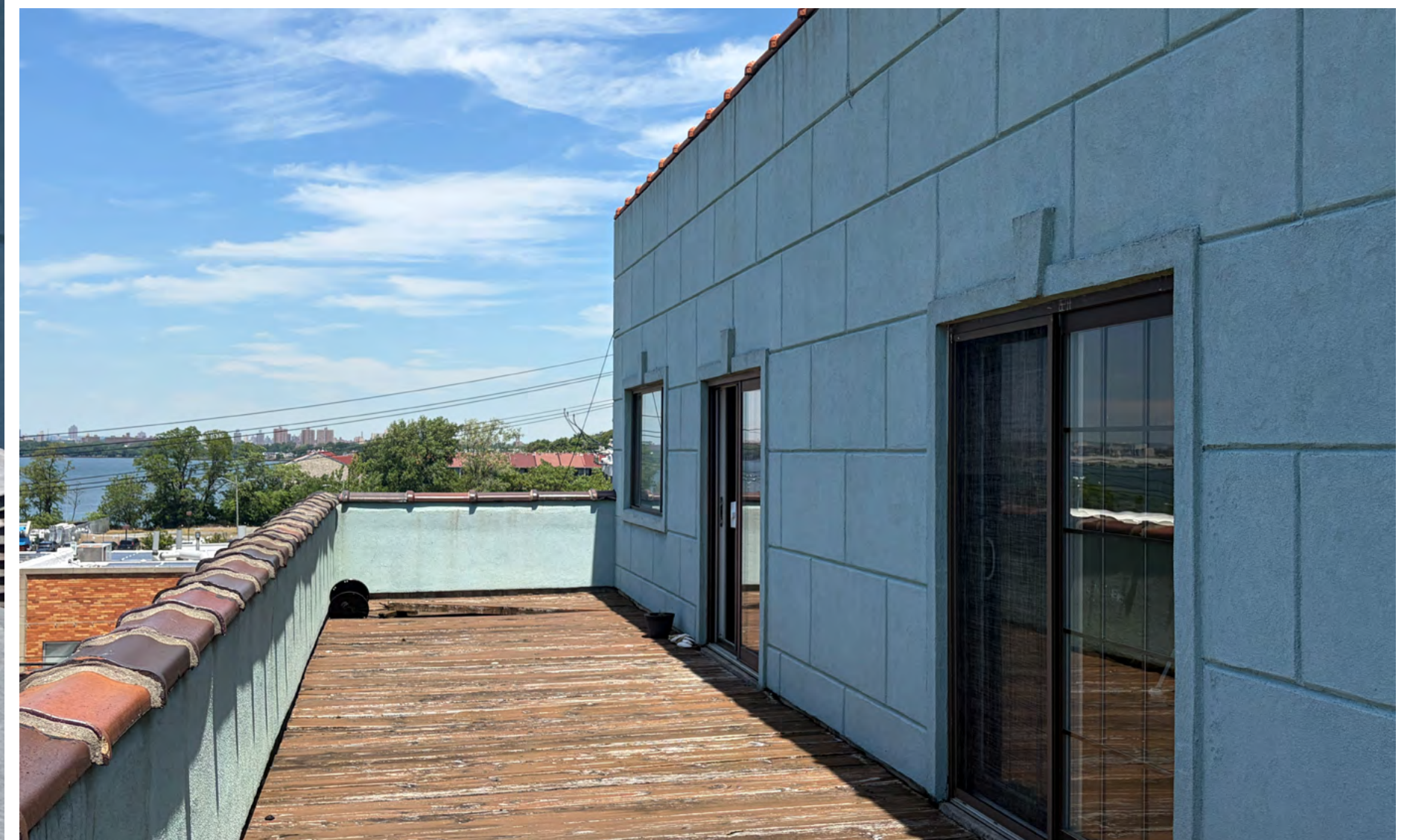


# SUBJECT PHOTO



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