



B · S Q U A R E
盛 世 地 產

Exclusive
Offering Memo

Flushing 20-Family Building W/ Redevelop Opportunity

148-04/06/08 35th Ave, Flushing, NY 11354



EXCLUSIVE
OFF-MARKET

Exclusively Present By

Li(Barbie) Li
Licensed R.E. Broker

347-628-8818
bl@bsquarerealty.com



Barbiebroker

PROPERTY SUMMARY

B Square Realty has been retained exclusively to represent 148-04-08 35th Ave - three attached multi-family 3-story walk-up building, totally 16 residential units and 4 community facility units. The buildings are situated on a 6,430 SF lot, located on one of few R7-1 strips in the Flushing area, which can be held for future development rights. The intersection of 149 St and Northern Blvd is most popular develop location for all developers recently. The property are surrounded by multiple national tenants and new developments.



For more information
Please contact Barbie (347) 628-8818 or email bl@bsquarerealty.com

**All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.*

PROPERTY INFORMATION

148-04

148-06

148-08

Building Area	5,368 Sq Ft	5,368 Sq Ft	4,220 Sq Ft
Dimension	22 Ft×61 Ft	22 Ft×61 Ft	20 Ft×57 Ft
Total units	8	8	4
Lot Area	2,200 Sq Ft	2,200 Sq Ft	2,030 Sq Ft
Zoning	R7-1		
Residential FAR	3.44		
Facility FAR	4.8		
Buildable SF	30,864 Sq Ft		

OFFERING AT \$7,200,000



Ongoing Project
144-74 Northern Blvd
Large mixed-use
development with 120
apartments and 50,000
square feet of retail and
community space.

For more information
Please contact Barbie (347) 628-8818 or email bl@bsquarerealty.com

**All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.*



RENT ROLL

148-04 35th Ave

Area Leased	Annual Rent (Monthly)	Type
L1 (Community Facility)	\$750.00	NO LEASE, FREE MARKET
L2 (Community Facility)	\$500.00	NO LEASE, FREE MARKET
1A (1 Bedroom)	\$1,400.00	NO LEASE, FREE MARKET
1B (2 Bedroom)	\$1,800.00	NO LEASE, FREE MARKET
2A (2 Bedroom)	\$1,750.00	NO LEASE, FREE MARKET
2B (2 Bedroom)	\$1,600.00	NO LEASE, FREE MARKET
3A (2 Bedroom)	\$1,600.00	NO LEASE, FREE MARKET
3B (2 Bedroom)	\$1,550.00	NO LEASE, FREE MARKET
Total (Monthly)	\$10,950.00	
Total (Yearly)	\$131,400.00	

148-06 35th Ave

Area Leased	Annual Rent (Monthly)	Type
L1 & L2 (Community Facility)	\$1,450.00	NO LEASE, FREE MARKET
1A (1 Bedroom)	\$1,250.00	NO LEASE, FREE MARKET
1B (2 Bedroom)	\$1,500.00	NO LEASE, FREE MARKET
2A (2 Bedroom)	\$1,550.00	NO LEASE, FREE MARKET
2B (2 Bedroom)	\$1,600.00	NO LEASE, FREE MARKET
3A (2 Bedroom)	\$1,550.00	NO LEASE, FREE MARKET
3B (2 Bedroom)	\$1,550.00	NO LEASE, FREE MARKET
Total (Monthly)	\$10,450.00	
Total (Yearly)	\$125,400.00	

148-08 35th Ave

Area Leased	Annual Rent (Monthly)	Type
1FF (1 Bedroom)	\$1,200.00	NO LEASE, FREE MARKET
1FR (2 Bedroom)	\$1,600.00	NO LEASE, FREE MARKET
2F (3 Bedroom)	\$2,100.00	NO LEASE, FREE MARKET
3F & PARIKING (3 Bedroom)	\$2,150.00	NO LEASE, FREE MARKET
Total (Monthly)	\$7,050.00	
Total (Yearly)	\$84,600.00	

For more information

Please contact Barbie (347) 628-8818 or email bl@bsquarerealty.com

**All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.*



B · S Q U A R E
盛 世 地 產

148-04-08 35th Ave, Flushing, NY 11354
FOR SALE

SET UP

PROPERTY	148-04 35 Ave	148-06 35 Ave	148-08 35 Ave	TOTAL
INCOME	\$131,400.00	\$125,400.00	\$84,600.00	\$341,400.00
EXPENSE				
TAX	\$36,357.80	\$36,624.12	\$20,025.40	\$93,007.32
INSURANCE	\$2,500.00	\$2,500.00	\$1,550.00	\$6,550.00
WATER	\$2,900.00	\$3,000.00	\$1,366.00	\$7,266.00
PLP	\$700.00	\$700.00	\$500.00	\$1,900.00
SUPER	\$100.00	\$100.00	\$100.00	\$300.00
NOI	\$88,842.20	\$82,475.88	\$61,058.60	\$232,376.68



2018 Ridership Report

Flushing-Main Street 7

Annual 17,799,862
Weekday 55,669
Weekend 66,311

Q28 28

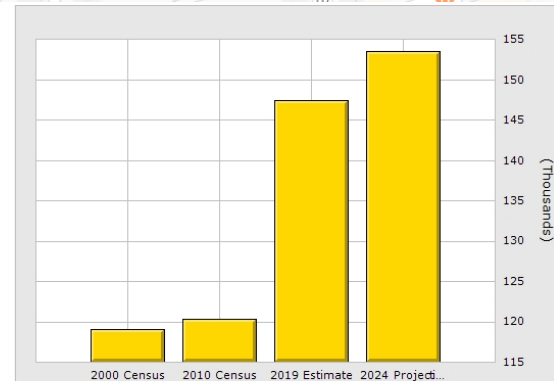
Annual 2,776,496
Weekday 8,950
Weekend 9,184

Q13 13

Annual 2,375,913
Weekday 7,421
Weekend 8,954

LIRR - Murray Hill

Annual 14,580



Demographics

For more information

Please contact Barbie (347) 628-8818 or email bl@bsquarerealty.com

*All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.