



**133-36 41st Rd, Ground Floor**  
**Flushing, NY 11355**

**PRIME COMMERCIAL/OFFICE IN  
DOWNTOWN FLUSHING**

**ASKING: \$1,088,000**

**646-889-9988**

**Li (Barbie), Li**

**Licensed R.E Broker**

**136-20 38<sup>th</sup> Ave 3E, Flushing, NY 11354**



**B-SQUARE  
REALTY**  
盛世地產



**大藥房**

**PHARMACY**

888-9483

DEPT. NATHAN

**曹劍鳴牙科中心**

**PHARMACY**

**PHARMACY**

**Mobile** authorize  
retailer

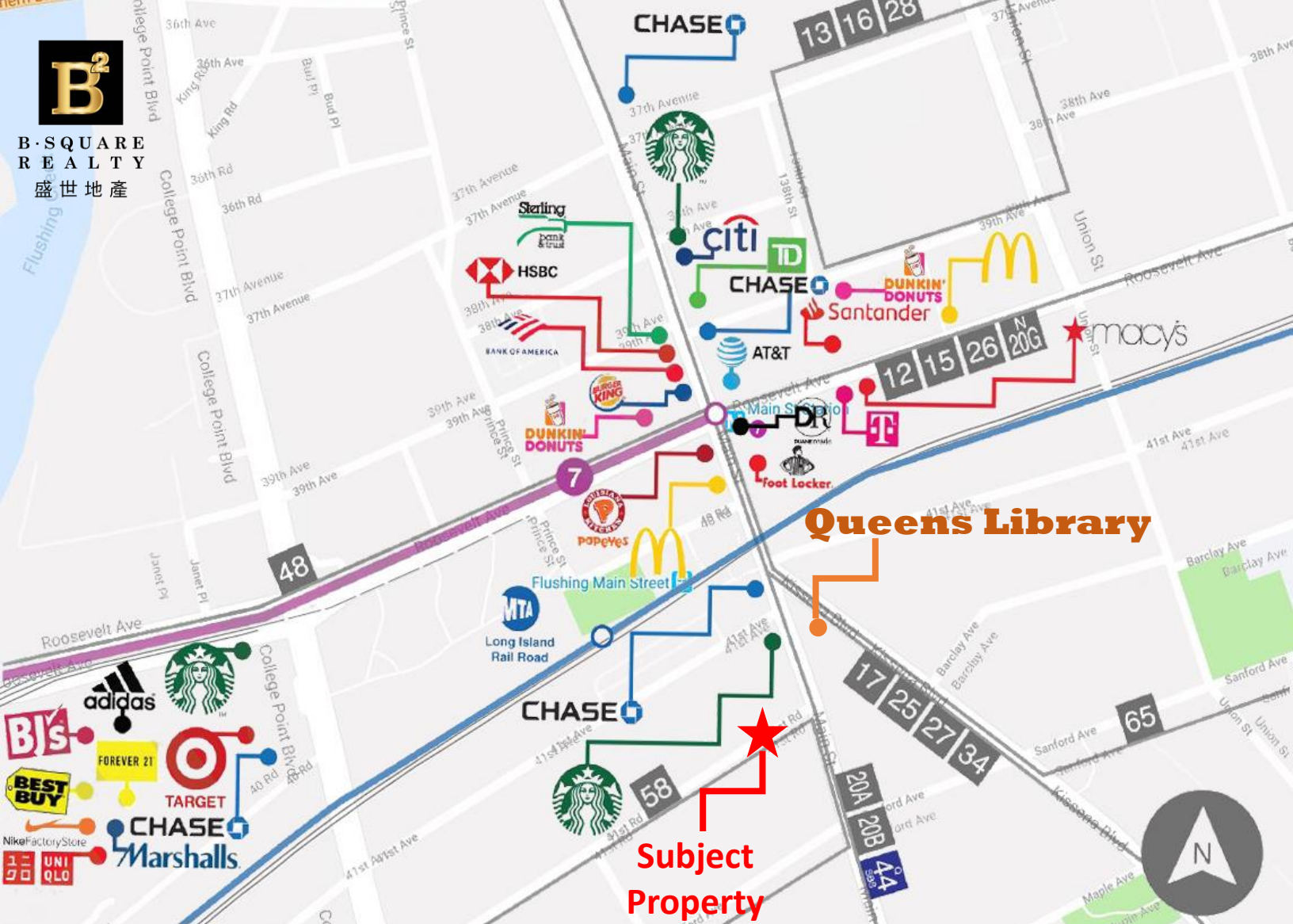
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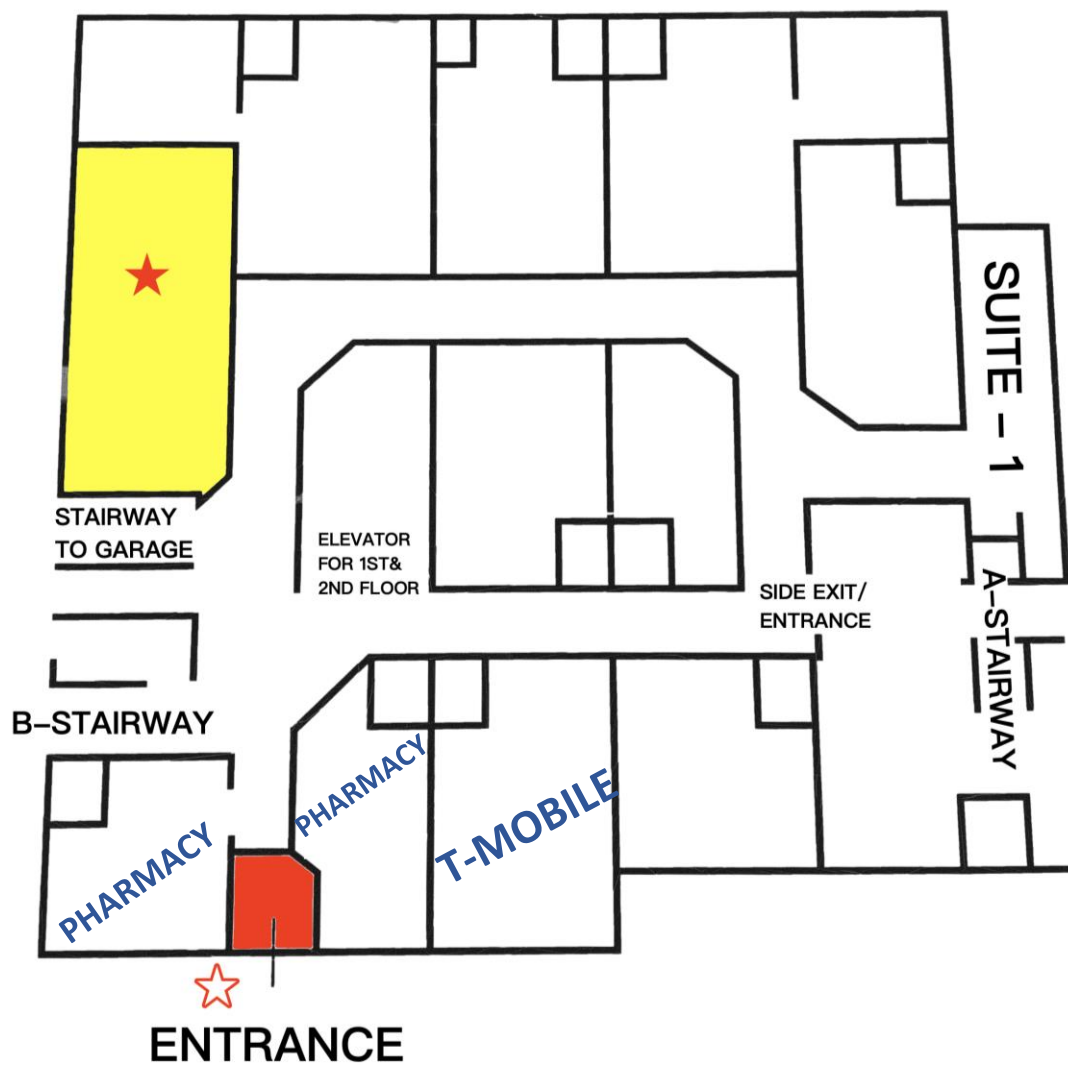


## LOCATION! LOCATION! LOCATION!

The subject property is a ground floor commercial condo unit with retail CO located at the intersection of 41st Rd and Main St in the center of Flushing. Steps away from Flushing Library. Close to LIRR, Subway, multiple bus lines, including Q58 and Chinatown mini buses. Heavy foot traffic. Ideal for Medical and all other type of professional offices or commercial retail store. Rectangle shape, open layout, best exposure (between stairway and elevator), large floor to ceiling glass windows throughout for great walk-in exposures! Very low common charges which includes heat and water! Priced to Sell! Won't last! Perfect for self users and investors!



B·S·S·Q·U·A·R·E  
R·E·A·L·T·Y  
盛世地產



Address	133-36 41th Rd, G, Flushing, NY 11355
Location	Downtown Flushing
Use	Commercial/Office
Space Sq.Ft	1,200 approximately.
Tax	\$20,646
Maintenance Fee	\$472/Mo. Heat and Water included
Parking	\$250/Mo.
Year Built	1987
Transportation	7 Subway Line, LIRR, 10+ Bus Lines

\*\*All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.\*\*





BSQUARE  
REALTY  
盛世地產

## 黄金地段

- 法拉盛中心黄金黄金商场旁，皇后区图书馆马路对面，人/车流量极大，门口就是Q58巴士车站。步行三分钟即可到达LIRR火车站及缅街7号线车站。附近均为国际知名连锁商铺/银行/餐馆等。

## 完美户型

- 格局方正（长方形，中间无钢樑立柱）方位醒目，落地玻璃（正对大门，位于楼梯与电梯之间）大小适中，实用面积大（相当于~ 1200sqft in gross）自带卫生间

## 低管理费

- 每月只要\$472，水和暖全包。有停车位，租金仅\$250/月。

## 未来潜力

- 该店铺目前为医生诊所，买入后也可用作各种商业或专业办公室。优越的地理位置保证该房产升值潜力无限！



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