



**135-41 38th Ave, Flushing, NY 11354**

# **PRIME COMMERCIAL BUILDING /REDEVELOPMENT OPPORTUNITY IN DOWNTOWN FLUSHING**

**EXCLUSIVELY PRESENTED BY**

**Li(Barbie) Li**

Licensed R.E. Broker  
347-628-8818  
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136-20 38th Ave, 3E, Flushing NY 11354  
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**135-41 38th Ave  
For Sale**

<b>Neighborhood</b>	Downtown Flushing
<b>Block &amp; Lot</b>	04974 & 0045
<b>Building Area</b>	2,108 Sq Ft (34 Ft 64 Ft IRR.)
<b>Year built</b>	1950
<b>Construction</b>	Masonry
<b>Stories</b>	1
<b>Lot Area</b>	2,000 Sq Ft (34 Ft 62 Ft IRR.)
<b>Building Class</b>	K1
<b>Zoning</b>	C4-2/C4-3
<b>FAR</b>	<b>Residential FAR: 2.43</b> <b>Commercial FAR: 3.4</b> <b>Facility FAR: 4.8</b>
<b>BUILDABLE SF(AS OF RIGHT)</b>	6,800
<b>BUILDABLE SF(MAX)</b>	9,600
<b>Qualified opportunity zone</b>	Yes

**Offering at  
\$4,888,000**

**For more information**  
**Please contact Barbie Li (347)628-8818 or email [bl@bsquarerealty.com](mailto:bl@bsquarerealty.com)**  
\*All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.





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**135-41 38th Ave  
For Sale**



Located along 38th Avenue between Main Street and Prince Street, this building is next door to a Lucille Roberts gym and is two blocks away from the 7 Train. The one-story building is approximately 2,108 SF and is built to fit the lot. This commercial property is in a C4-2 and C4-3 zoning (R6 Equivalent) district with a development potential of approximately 7,167 SF "As of Right", totaling 10,118 SF including the community facility bonus. The entire property will be delivered vacant making this an excellent opportunity for an end user or a developer to capitalize on the rapidly growing demand for new construction retail and office spaces in Downtown Flushing.

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**135-41 38th Ave  
For Sale**

## **Diamond Location at Downtown Flushing can be used as retail and added development value**

The building is surrounded by numerous residential condos and a thriving commercial scene. In addition, the new developments Flushing Commons and Tangram are all located within one block.

This Flushing section of Main Street is one of the highest paying retail and office corridors in all of Queens. The 7 train, LIRR and multiple bus lines are all available within walking distance.



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