

AT THE WHITESTONE EXPRESSWAY WITH GREAT EXPOSURE

133-50 32ND AVENUE FLUSHING, NY 11354

FIRST-TIME DEVELOPMENT SALE



RENDERING

BLOCK / LOT:

4946 / 6

PLOT SIZE:

91,300 SF (approx.)

BUILDING SIZES:

30,000 SF OF ONE & TWO-STORY BUILDINGS

ZONING:

M2-1 (2.0 F.A.R.)

BUILDABLE TO:

182,600 SF (approx.)

BENEFITS:

QUALIFIED OPPORTUNITY ZONE

(NOT LOCATED IN AN IBZ)

FEATURES:

LARGE COMMERCIAL / INDUSTRIAL
DEVELOPMENT OPPORTUNITY

POTENTIAL ESTIMATED FINANCIAL PROFILE

	ESTIMATED UPON COMPLETION
<u>GROSS INCOME</u>	\$7,100,000 ⁰⁰
<u>OPERATING EXPENSES</u> ^{1.}	\$2,200,000 ⁰⁰
<u>NOI</u>	\$4,900,000 ⁰⁰
<u>CAPITALIZATION RATE</u> ^{2.}	15.00%

^{1.} INCLUDES COST OF CONSTRUCTION FINANCING
^{2.} STABILIZED OVER 10 YEARS

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENTS:**

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Broker cooperation encouraged.

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