

Brand New Commercial Space for Sale and Lease
At the Base of Twelve-Story Modern Mixed-Use Building

134-16 35th Avenue, Flushing, NY 11354



PROPERTY INFORMATION

Property Address:	134-16 35th Avenue, Flushing, NY 11354
Location Description:	On 35th Avenue Between Prince Street and Farrington
Block, Lot:	4958 / 120
Zoning:	R5/C2-2
Ground Floor Commercial Space:	7,725± SF Gross
Ceiling Height:	12'1" - 14'10" (Floor to Floor Height)
Property Tax:	To Be Determined
Common Charge:	Projected \$614.87/ Month
Sale and Lease Price:	Upon Request
Property Highlights:	• Located in Downtown Flushing, nearby public transportation, shops, restaurants, banks, and hotels • Across street from two mega mixed-use projects: One is named as "The Farrington" located on the corner of Farrington St and 35th Ave. The building includes luxury residential condominiums, Four Point By Sheraton Hotel & the Farmington Mall. The 2nd project is called "The Prince" at the corner of Prince St and 35th Ave. It is a 14-story mixed-use tower including luxury residential condos, 176 rooms hotel, retail stores and community facility • Close to major highways— Van Wyck Expressway, Grand Central Parkway and Long Island Expressway

For further information, kindly contact exclusive agents:

CHARLES CHAN CEO

charlesc@harvestinternational.net

516.326.8223

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code

(Reference from United State Zip Code. Org)

Total Population 54,878

Median Age 44

Median Household Income \$46,566

Family Households 47%

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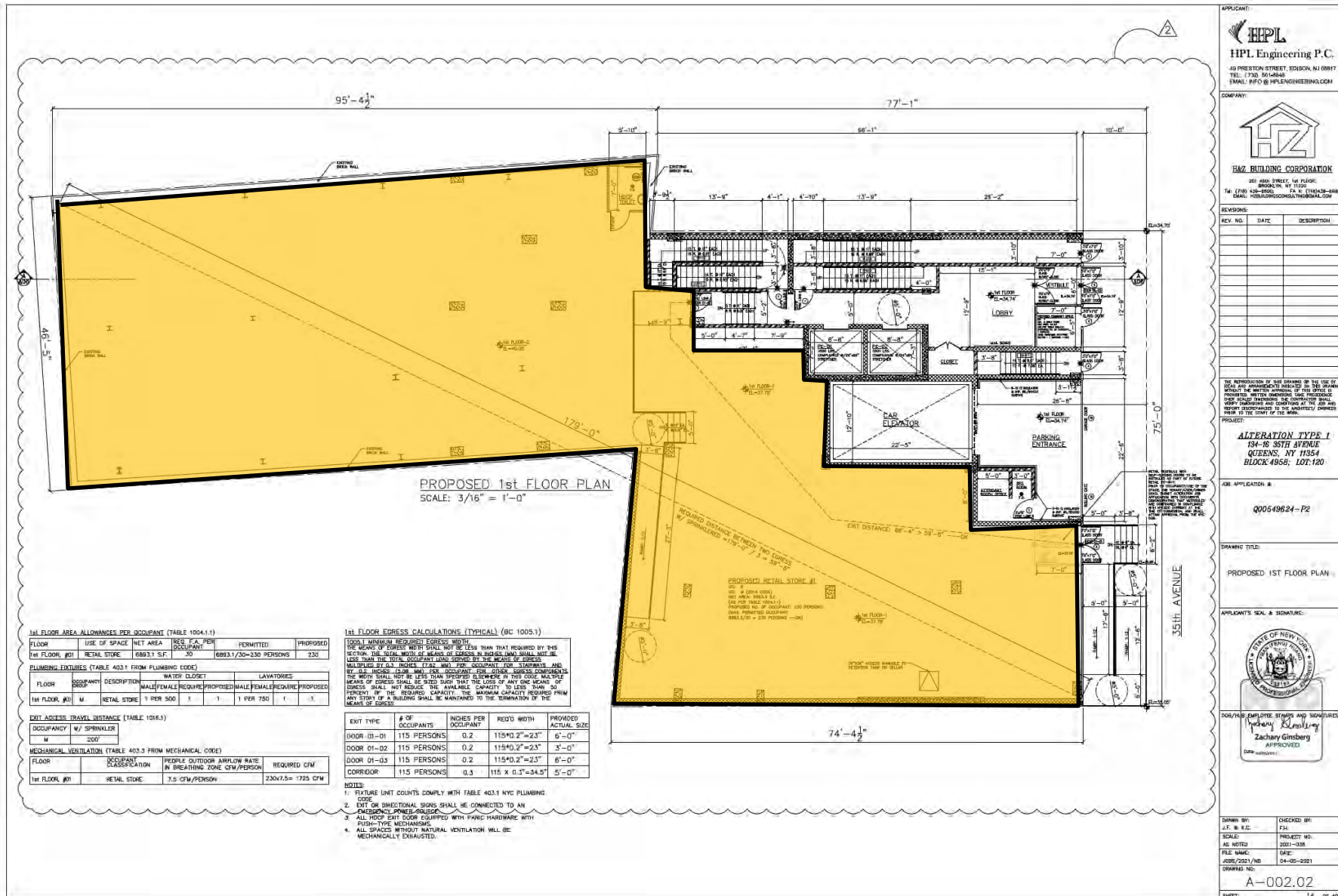
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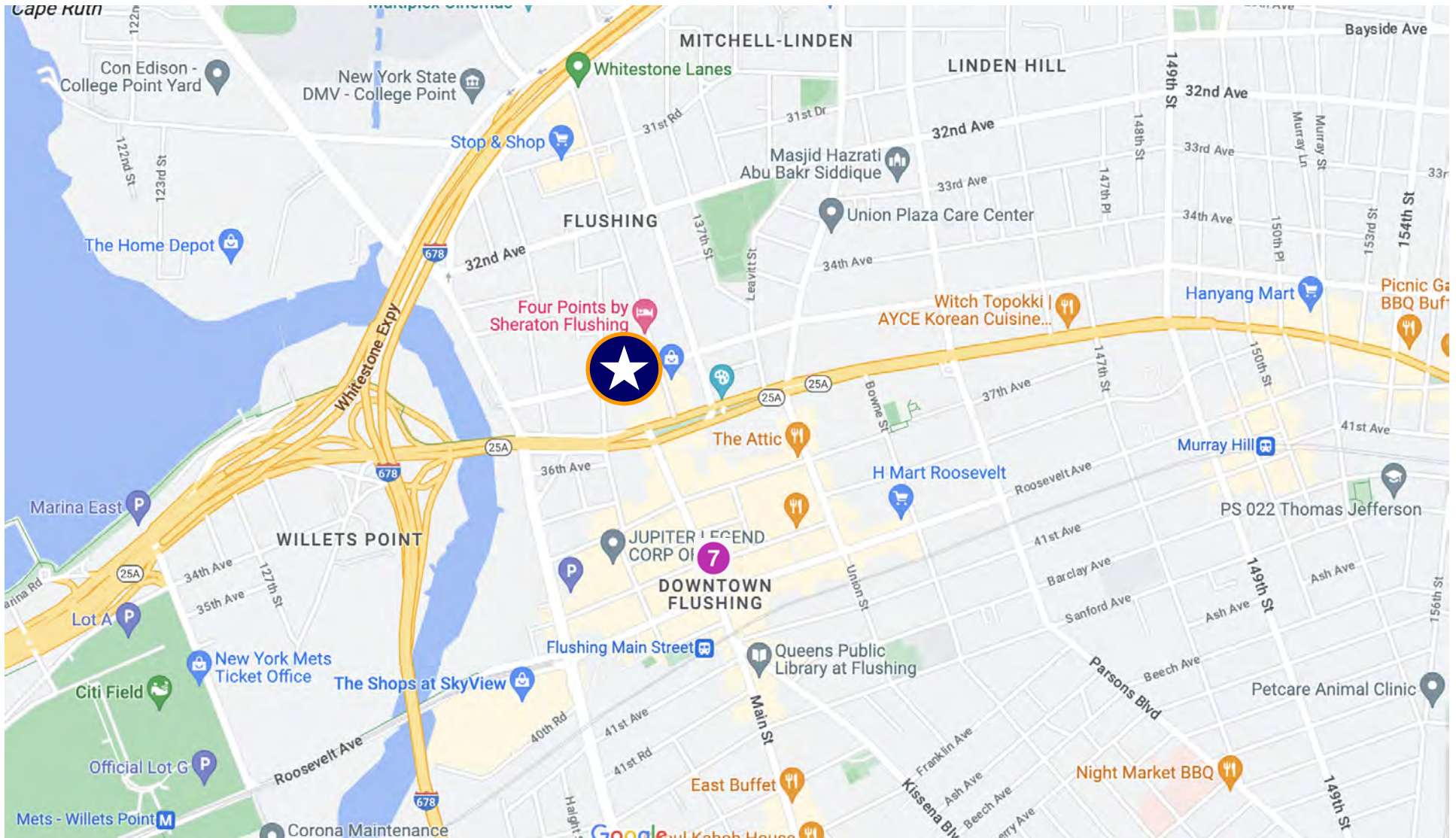
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MAP OF TRANSPORTATION AND NEARBY MAJOR RETAILERS AND FACILITIES



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