

FOR SALE | 21,500± SF DOUBLE GROUND FLOOR COMMERCIAL BUILDING

42-06 COLLEGE POINT BLVD.

A.K.A. 131-58 SANFORD AVENUE A.K.A. 42-01
HAIGHT STREET FLUSHING, QUEENS, NY



HARVEST
INTERNATIONAL
Commercial Real Estate Services
Founded in 1992



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FLUSHING, QUEENS, NY

OFFERING HIGHLIGHTS

- 21,500± SF Double Ground Floor Building on a 12,500± SF Block-Through Lot
- Three-Street Frontage Totaling 225 Feet
- Fully Leased Commercial Building with Significant Upside
- Prime Downtown Flushing Location Surrounded by Many New Developments
- Steady Surge in Development and Investment on College Point Boulevard

For further information or to schedule a building inspection, kindly contact exclusive agents:

CHARLES G. CHAN CEO
charlesc@harvestinternational.net
516.326.8200 Ext. 128

DAPHNE ZHOU-CHAN President & COO
daphnec@harvestinternational.net
516.326.8200 Ext. 129

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. All measurements are approximate and should be independently verified. 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.

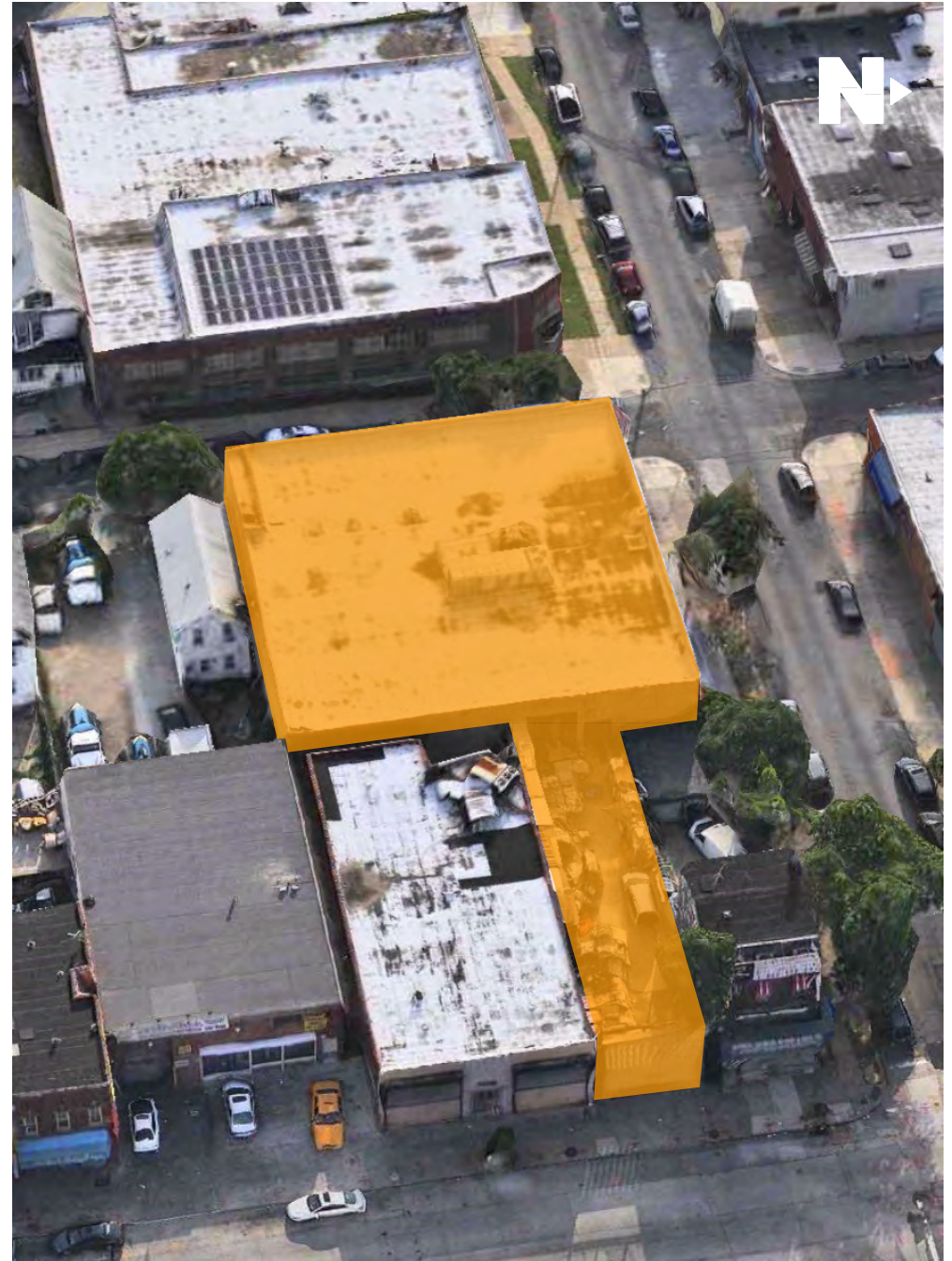
HARVEST INTERNATIONAL | Licensed Real Estate Broker | 1979 Marcus Avenue, Suite 201, Lake Success, NY 11042 | www.harvestinternational.net

EXECUTIVE SUMMARY

Harvest International has been retained on an exclusive basis for the sale of the subject property, a 21,500± SF double ground floor commercial building on a 12,500± SF block-through lot that is fully leased to two (2) tenants in Downtown Flushing, Queens. The subject property features frontage on three streets and has ±13' ceilings, gas heat, heavy power and a wet sprinkler system.

The upper ground floor is leased to Superstar KTV and is accessible through College Point Boulevard. The lower ground floor is leased to SK Kitchen Cabinet and Stone and is accessible from two entries on Sanford Avenue and Haight Street.

Property Address:	42-06 College Point Boulevard Flushing, NY 11355	
Alternate Addresses:	131-58 Sanford Avenue a.k.a. 42-01 Haight Street	
Block, Lot:	5065 / 9	
Lot SF:	12,500± SF	
Building Dimensions:	95' x 100'	
Building SF:	21,500± SF	
Floor Plates:	Upper Ground Floor	12,000± SF
	Lower Ground Floor	9,500± SF
Stories:	2	
Year Built:	1963	
Building Class:	K4 - Predominant Retail with Other Uses	
Construction:	Brick and Steel	
Life Safety:	Wet Sprinkler System	
Zoning District:	M1-1	
Real Estate Taxes:	\$146,765 (2019/20)	
Price:	Upon Request	



AERIAL VIEW

The subject property features 25' of frontage on College Point Boulevard, 100' of frontage on Sanford Avenue and 100' of frontage on Haight Street



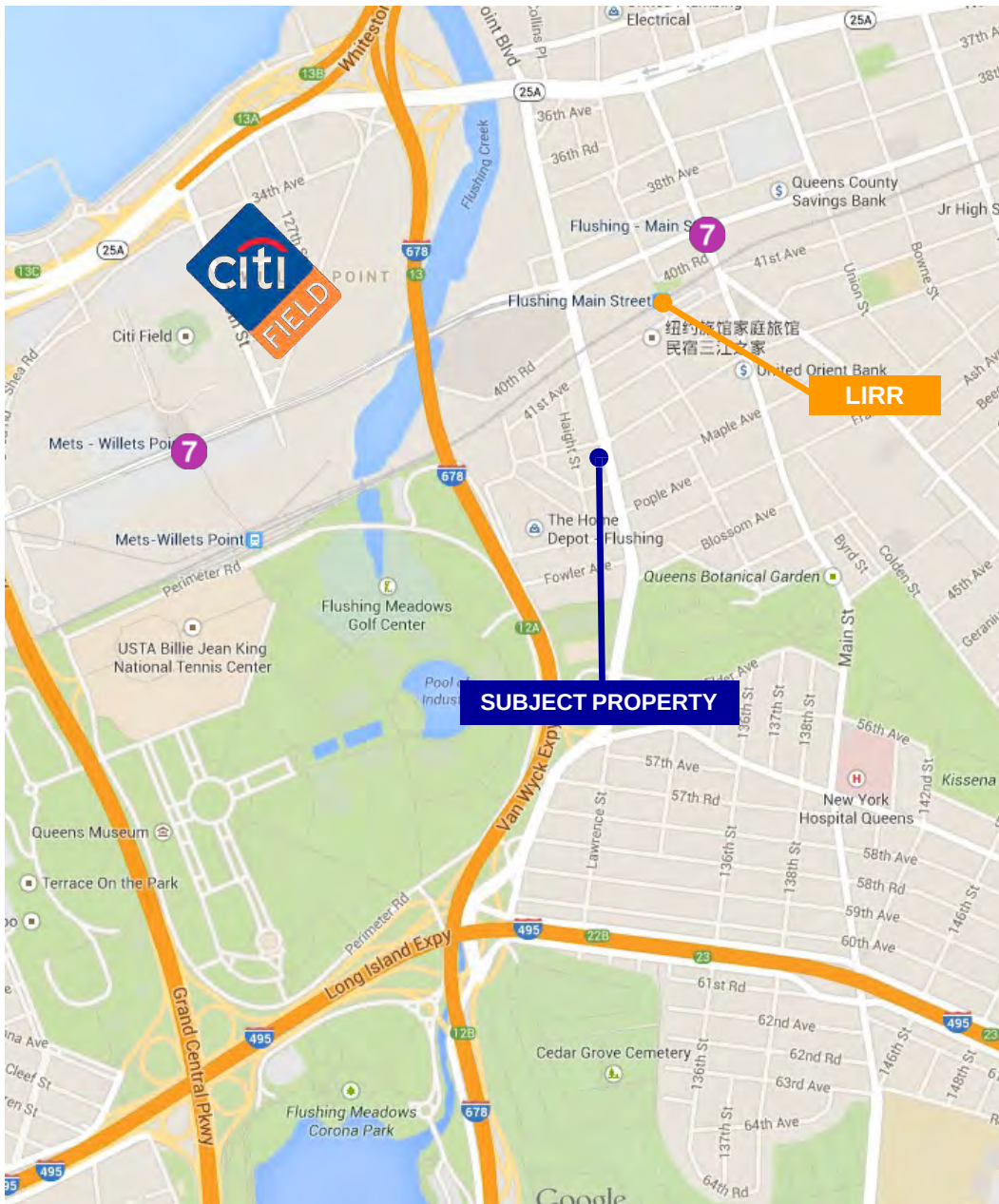
TAX MAP (BLOCK: 5065; LOT: 9)



LOCATION ACCESS MAP



LOCATION MAP / PUBLIC TRANSIT



Flushing is considered a major transportation hub with major air, rail, and highway links located within a half-mile radius of its downtown district.

Public Transportation - Subway

The New York City No. 7 subway serves downtown Flushing with its terminal station located at Main Street and Roosevelt - the heart of downtown Flushing. The Flushing-Main Street No. 7 train station had an annual ridership of 19,082,391 for the 2015 calendar year, which is the 12th busiest train station in all of New York City (including Manhattan).

Public Transportation - Long Island Rail Road

The Long Island Rail Road (LIRR) train on the Port Washington line is located half a block west of Main Street and 41st Avenue.

Public Transportation - Bus

There are over 20 bus lines, including the QBx1, Q12, Q13, Q15, Q16, Q17, Q19, Q20A, Q20B, Q25, Q27, Q28, Q34, Q44, Q48, Q58, Q65, Q66, N20, N21, x32, x51, located in Downtown Flushing.

Expressway/Highway

Access ramps to the I-678 Van Wyck Expressway and Grand Central Parkway via Northern Boulevard and Main Street. The I-678 is a major commercial north-south artery providing direct access to the Whitestone Bridge, Cross Island Parkway, Grand Central Parkway, Jackie Robinson Parkway and the I-495 Long Island Expressway.

Airport

LaGuardia Airport is located 10-minutes away by car or bus. JFK International Airport is 25-minutes away.

SUBWAY MAP

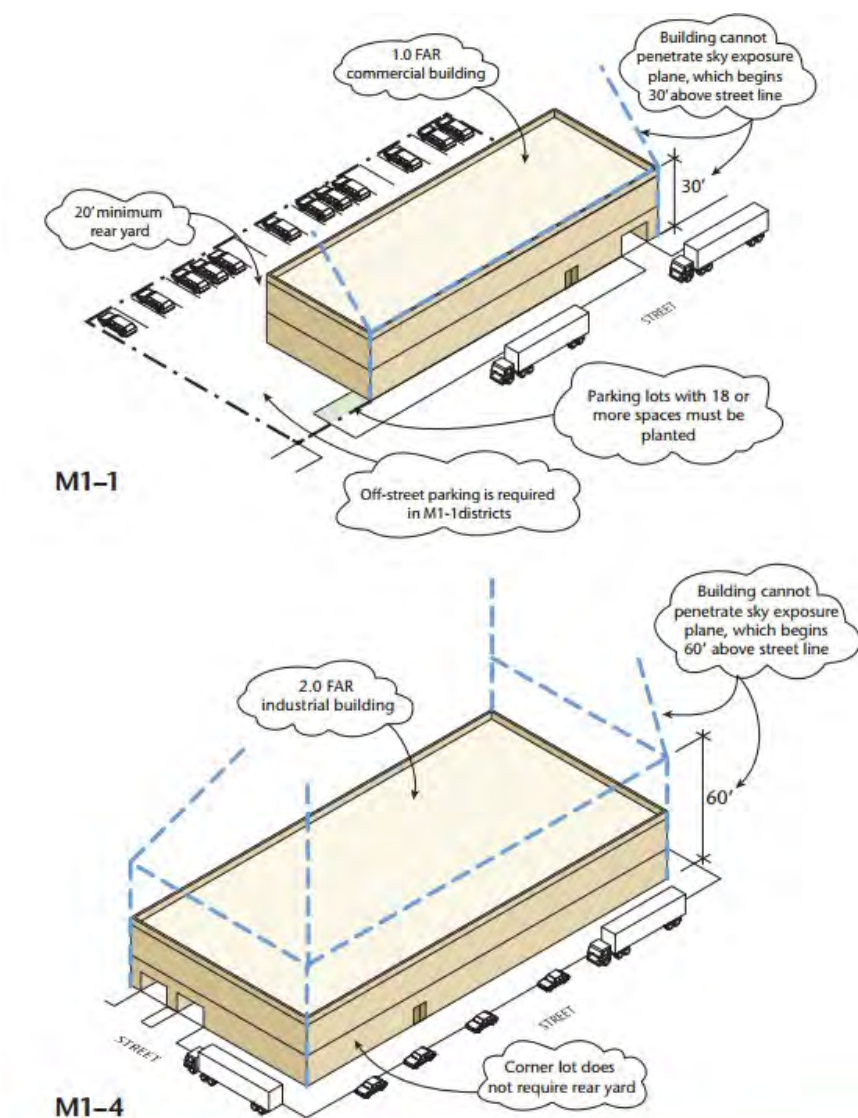


ZONING MAP

The subject property is located within an M1-1 zoning district



ZONING OVERVIEW



M1 Manufacturing Districts						
M1	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
FAR (max)	1.0	2.0	5.0	2.0	5.0	10.0 ¹
Parking	required	required	required	not required	not required	not required

¹ FAR bonus up to 20% for a public plaza

M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

In M1-5A and M1-5B districts mapped in SoHo/NoHo, artists may occupy joint living-work quarters as an industrial use. Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted. However, in M1-6D districts, residential use may be allowed as-of-right on zoning lots under certain conditions.

In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are -usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.

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Source: NYC Department of City Planning

Zoning Data Tables, Manufacturing Districts

ZONING DATA TABLE 7

Manufacturing District Floor Area Ratios			
	Manufacturing FAR	Commercial FAR	Community Facility FAR ¹
M1-1 ²	1.0	1.0	2.4
M1-2 ³	2.0	2.0	4.8
M1-3 ³	5.0	5.0	6.5
M1-4 ¹	2.0	2.0	6.5
M1-5 ³	5.0	5.0	6.5
M1-5A	5.0	5.0	6.5
M1-5B	5.0	5.0	6.5
M1-5M	5.0	5.0	6.5
M1-6 ⁴	10.0 ²	10.0 ²	10.0 ²
M1-6M	10.0 ²	10.0 ²	10.0 ²
M2-1	2.0	2.0	—
M2-2	5.0	5.0	—
M2-3	2.0	2.0	—
M2-4	5.0	5.0	—
M3-1	2.0	2.0	—
M3-2	2.0	2.0	—

¹ Only community facilities in Use Group 4 permitted, except that Use Group 3 is permitted in M1-6D districts

² Up to 12.0 FAR with bonus

³ Up to 1.65 FAR in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D districts by authorization

⁴ Up to 10.0 FAR in M1-6D districts as-of-right or by CPC certification if lot is occupied by building with at least 40,000 of floor area.

Source: NYC Department of City Planning

CERTIFICATE OF OCCUPANCY
NYC Dept. of Buildings



Certificate of Occupancy

Page 1 of 2

CO Number: 420605483F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 05065	Certificate Type: Final
	Address: 131-58 SANFORD AVENUE	Lot Number(s): 9	Effective Date: 02/12/2015
	Building Identification Number (BIN): 4115018	Building Type: Altered	
This building is subject to this Building Code: Prior to 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 3	(Prior to 1968 Code designation)	
	Building Occupancy Group classification: A-2	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 2	Height in feet: 28	No. of dwelling units: 0
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			


 Borough Commissioner


 Commissioner

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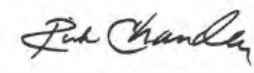
Certificate of Occupancy

Page 2 of 2

CO Number: 420605483F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 18		OG	F-2		17	FACTORY, LOADING & UNLOADING
002 002 269		120	A-2		12A	EATING & DRINKING ESTABLISHMENT WITH ENTERTAINMENT AND A CAPACITY OF MORE THAN 200 PERSONS.
END OF SECTION						


 Borough Commissioner


 Commissioner

END OF DOCUMENT

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LIST — NOTABLE AREA DEVELOPMENTS

No.	Address	Type	Gross SF	Commercial	Residential	Status
01.	134-05 35th Avenue	Hotel (206-keys), Residential, Retail and Office	207,000±	-	134-units	Under Construction
02.	134-37 35th Avenue	Four Points by Sheraton Hotel (176-keys), Residential and Office	201,840±	84,000±	89-units	Under Construction
03.	41-62 Bowne Street	Retail, Office and Residential	88,000±	12,000±	84-units	Under Construction
04.	The Grand Two at Sky View Parc	Additional Phase of Luxury Residential Condo Units	3.3M±	-	750-units	Under Construction
05.	131-09 Fowler Avenue	Residential, Retail and Community Facility	92,000±	18,000±	80-units	Under Construction
06.	41-23 Haight Street	Residential and Community Facility	60,000±	-	49-units	Under Construction
07.	41-42 College Point Boulevard	Residential Condo and Retail	30,000±	4,934±	24-units	Complete
08.	41-38 College Point Boulevard	6-story Residential Condo and Retail Space	8,445±	2,500± SF	8-units	Complete
09.	133-38 Sanford Avenue (Victoria Tower)	21-story, 99-units Residential Condominium	150,000±			Complete
10.	144-74 Northern Boulevard	Residential, Retail and Community Facility	150,000±	50,000±	120-units	Under Construction
11.	136-33 37th Avenue	Medical Office Building	117,000±	-	-	Complete
12.	Flushing Commons	Hotel, Retail, Office and Residential	1.8M±	55,000± (P1)	620-units	Phase I Under Construction
13.	133-45 41st Avenue (The One)	Residential, Retail and Community Facility	286,193±	28,864±	208-units	Planned
14.	One Fulton Square	Hyatt Place Hotel (168-keys), Retail and Office	330,000±	41,300	43-units	Complete
15.	Two Fulton Square	Hotel, Retail, Office and Residential	676,380±	350,000±	192-units	Under Construction
16.	Three Fulton Square	Hotel, Retail, Office and Residential	840,000±	-	-	Planned
17.	Willets Point Megaproject	Mixed-Use Project on 23-Acres with 6,000± Parking Spaces	1.4M±	-	-	Planned
18.	141-26 Northern Boulevard	Residential, Retail and Medical Office	87,744±	14,000±	56-units	Under Construction
19.	142-30 37th Avenue (East West Tower)	Residential Condo with 45,000± SF Commercial Space	160,122±	-	88-units	Complete
20.	RKO Keith's Theatre	Residential, Retail, Office and Community Facility	389,746±	24,493±	269-units	Planned
21.	112-51 Northern Boulevard	Hotel (292-keys), Residential, Retail and Office	350,000±	100,000±	202-units	Planned
22.	41-02 Delong Street	Retail and Self-Storage	198,000±	32,600±	-	Complete
23.	132-48 41st Avenue	Residential and Medical Office	6,864±	-	5-units	Under Construction
24.	New World Mall	Retail	240,000±	160,000±	-	Complete
25.	Queens Crossing	Retail and Office	420,000±	420,000±	-	Complete
26.	42-35 Main Street (The Arcadia)	Retail, Office and Residential	268,000±	30,000±	88-units	Complete
27.	131-01 39th Avenue (Assi Plaza)	632,000± SF Mixed-Use Development on the Waterfront	632,000±	TBD	TBD	Planned
28.	39-08 Janet Place (River Park Place)	870,000± SF Mixed-Use Development on 3.7± Acres	870,000±	TBD	TBD	Planned
29.	131-02 40th Road (Flushing Point Plaza)	550,000± SF Residential and Commercial Development	550,000±	278,365±	326-units	Planned
30.	36-18 Main Street	Hotel Indigo (148-keys), Retail and Office	290,000±	290,000±	N/A	Under Construction

MAP — NOTABLE AREA DEVELOPMENTS

