

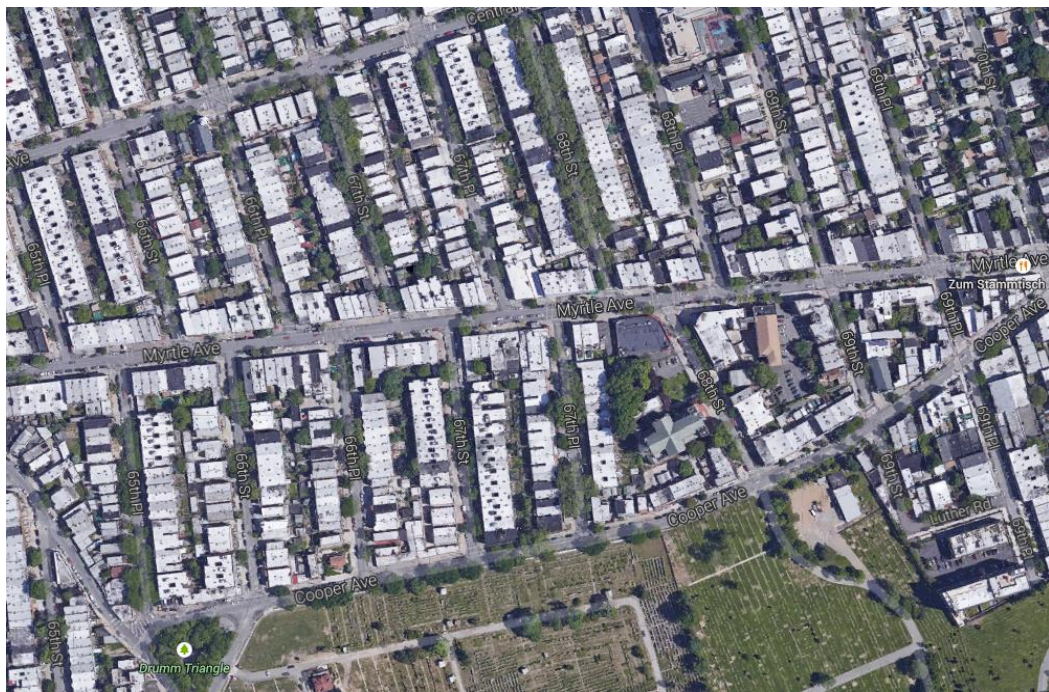
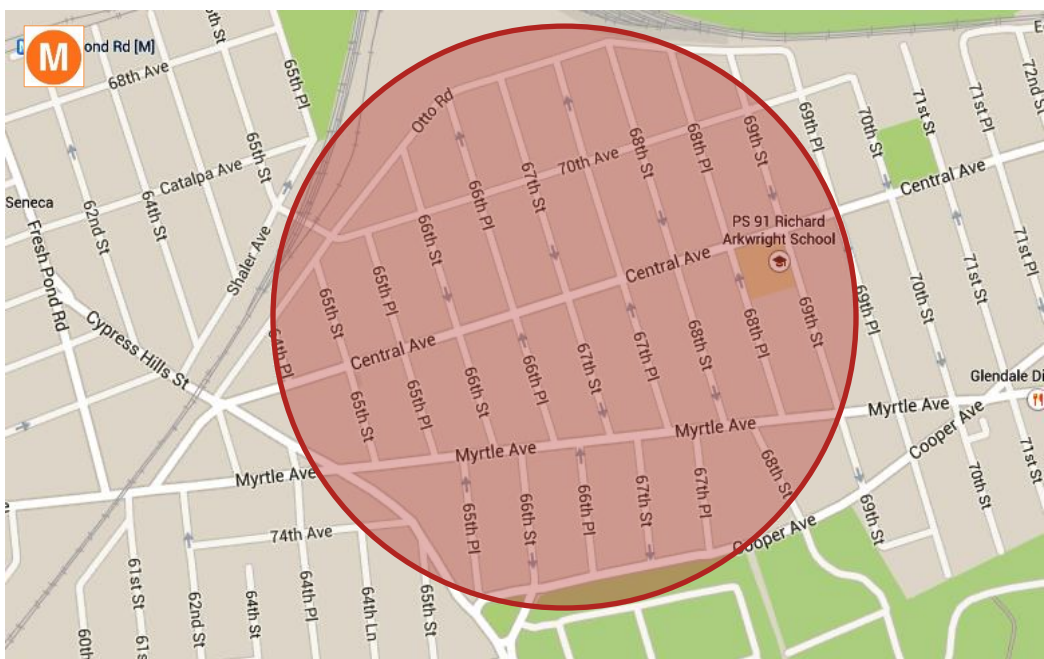
Glendale, 28 Unit Mixed-Use Building For Sale

\$6,250,000
(+2% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- A strong asset with upside, the subject property is a 4-story unit mixed use building in the Glendale section of queens.
- This corner property benefits strongly from highly visible, always in demand commercial spaces on busy Myrtle Avenue.
- The building is in close proximity to the M train, Forest Park and multiple restaurants, bars and retail locations.
- The property enjoys extra income from two cell phone towers.
- The approximately 23,000 SF building is comprised of four street level retail spaces and 24 boxed units above.
- The roof is currently being replaced and the property was recently converted from oil to gas.

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



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