

FOR SALE \$3,900,000



180-32/181-04 Union Turnpike

Fresh Meadows, Queens County, NY 11366

Taxpayer

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1
john@metrocb.com

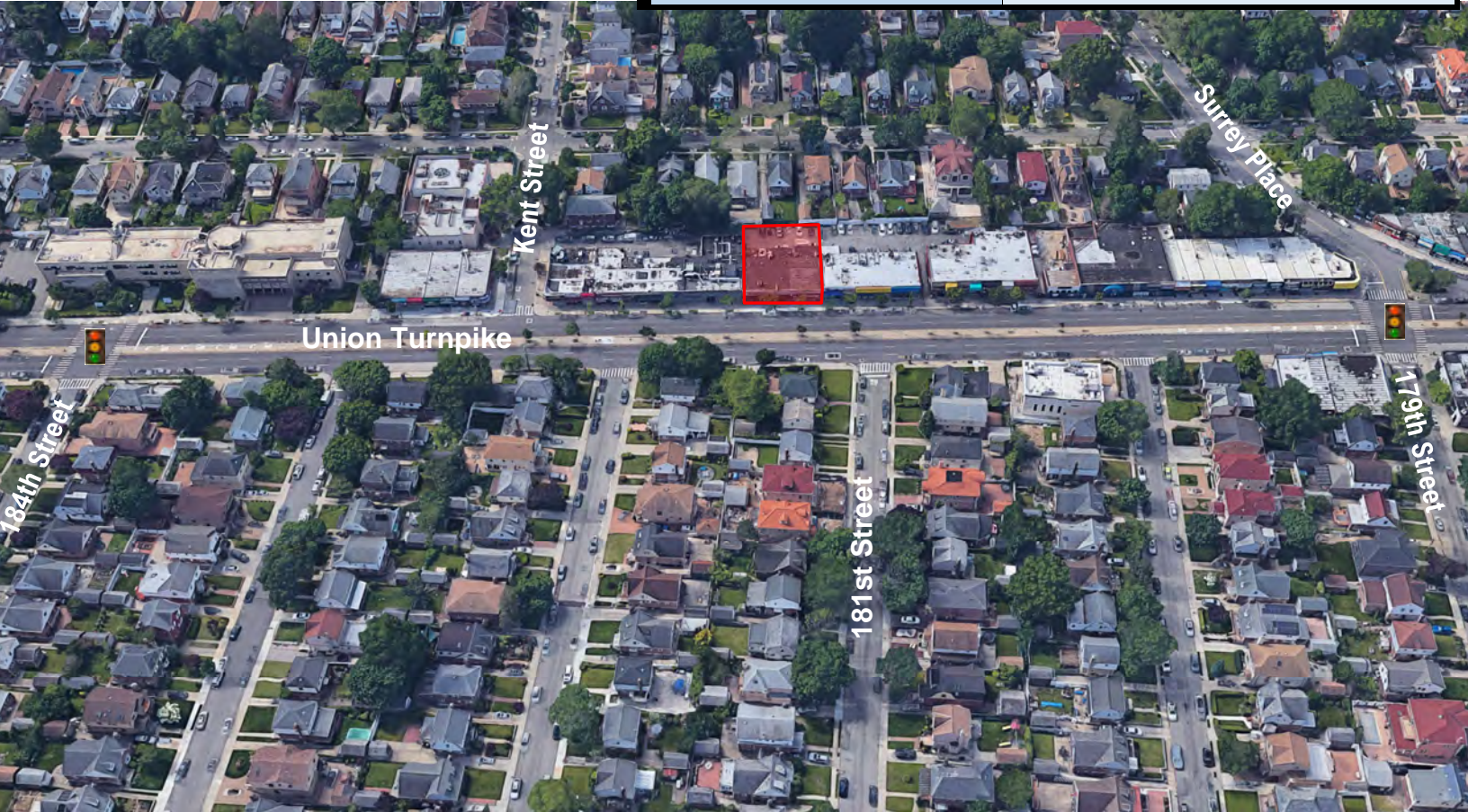
Gerry Dantone 631 623-6914
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Fresh Meadows is a neighborhood in New York City, New York with a middle to upper middle income population. Fresh Meadows is in Queens County and is one of the best places to live in New York City. Living in Fresh Meadows offers residents an urban suburban mix feel and most residents own their homes. In Fresh Meadows there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Fresh Meadows and the public schools in Fresh Meadows are above average.

2020	1 Mile	2 Mile	3 Mile
Estimated Population	49,438	272,502	628,665
Estimated Average HH Income	\$109,546	\$90,130	\$90,737



<p><u>PROPERTY INFORMATION</u></p> <p>Address: 180-32 thru 181-04 Union Turnpike Fresh Meadows, NY 11366</p> <p>Block/Lot: 7229/35 Lot Dimensions: 80' x 112' (8,960SF) Gross Building Area: 4,400 SF One Story Taxpayer—Four Stores Rear Parking for 10+ Cars</p>	<p><u>INCOME</u></p> <p>Gross: \$262,116 RE Tax 20/21: 53,821 Expenses: 11,340 NOI: \$196,955</p> <p><u>ZONING</u></p> <p>R2A/C1-2 FAR 0.50 Built FAR 0.49</p>
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The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

TAX BLOCK 7229 TAX LOT 35

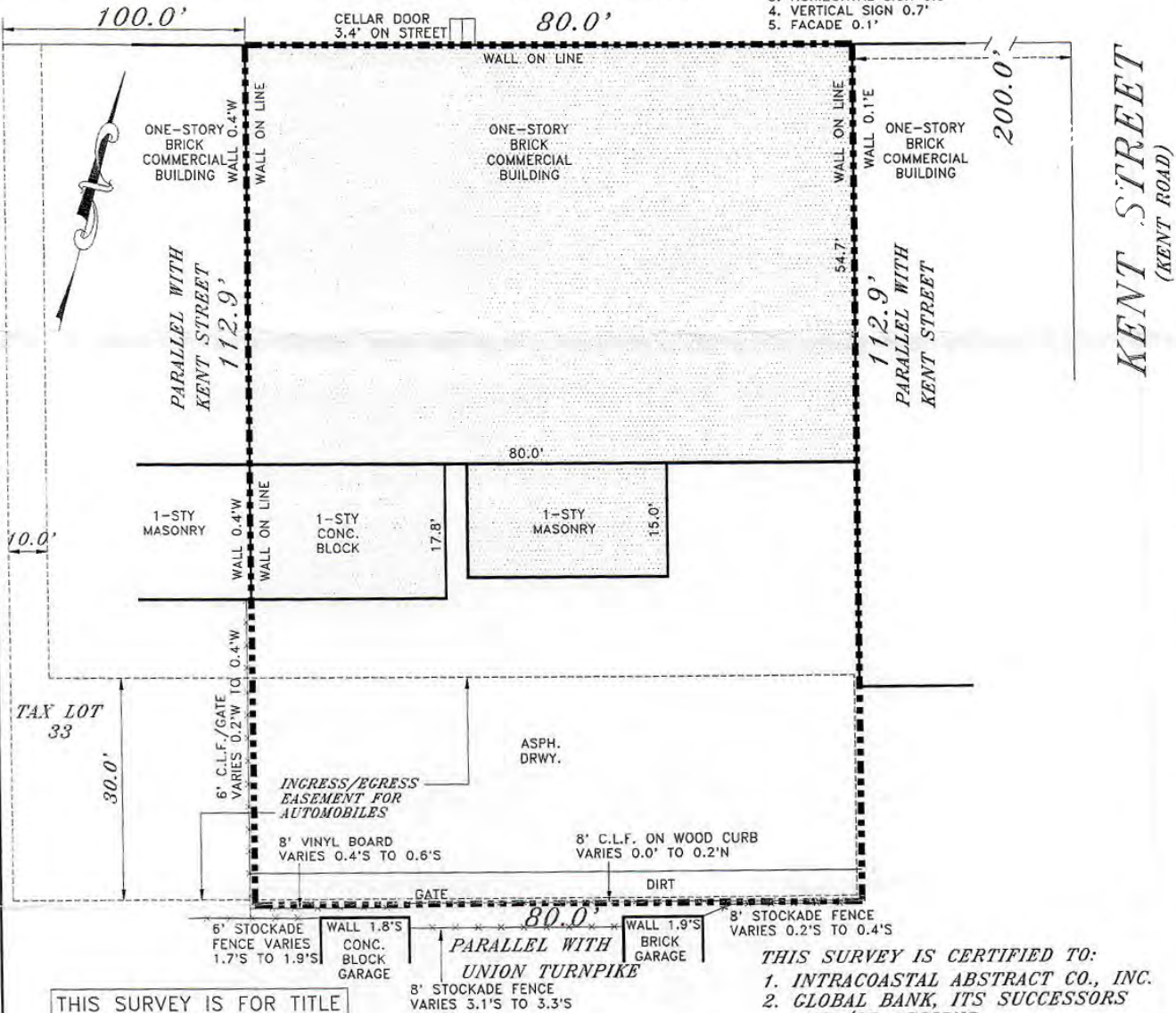
PROPERTY SITUATED AT 180-32/34 AND 181-02/04 UNION TURNPIKE, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK.

TITLE NO.: 478-Q-01468

UNION TURNPIKE

PROJECTIONS ON UNION TURNPIKE:

1. METAL GATES UP TO 1.3'
2. SIGNS/CANOPIES UP TO 3.4'
3. HORIZONTAL SIGN 0.5'
4. VERTICAL SIGN 0.7'
5. FACADE 0.1'



THIS SURVEY IS FOR TITLE PURPOSE ONLY, NOT ANY OTHER USAGE.

SCALE 1" = 20'

THIS SURVEY IS CERTIFIED TO:

1. INTRACOASTAL ABSTRACT CO., INC.
2. GLOBAL BANK, ITS SUCCESSORS AND/OR ASSIGNS.
3. FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK.
4. TURNPIKE 88 CORP.

SURVEYED ON APRIL 6, 2010

SURVEYED BY

HUBERT S. YUEN
 LAND SURVEYOR
 242-20 BARROWS COURT,
 DOUGLASTON, NY 11362
 (718) 428-2063



HUBERT S. YUEN
 N.Y. LICENSE NO. 049908

DWC. NO. 18032/UN DISK# 990300

JOB NO. 1004010

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