

**FOR SALE**



**180-32/181-04 Union Turnpike**

**Fresh Meadows, Queens County, NY 11366**

Taxpayer

**Metro Commercial & Business Brokers, Inc.**

**[www.metrocbb.com](http://www.metrocbb.com)**

John Wilmarth 516 640-5440 x 1  
[john@metrocb.com](mailto:john@metrocb.com)

Gerry Dantone 631 623-6914  
[metrocb@aol.com](mailto:metrocb@aol.com)

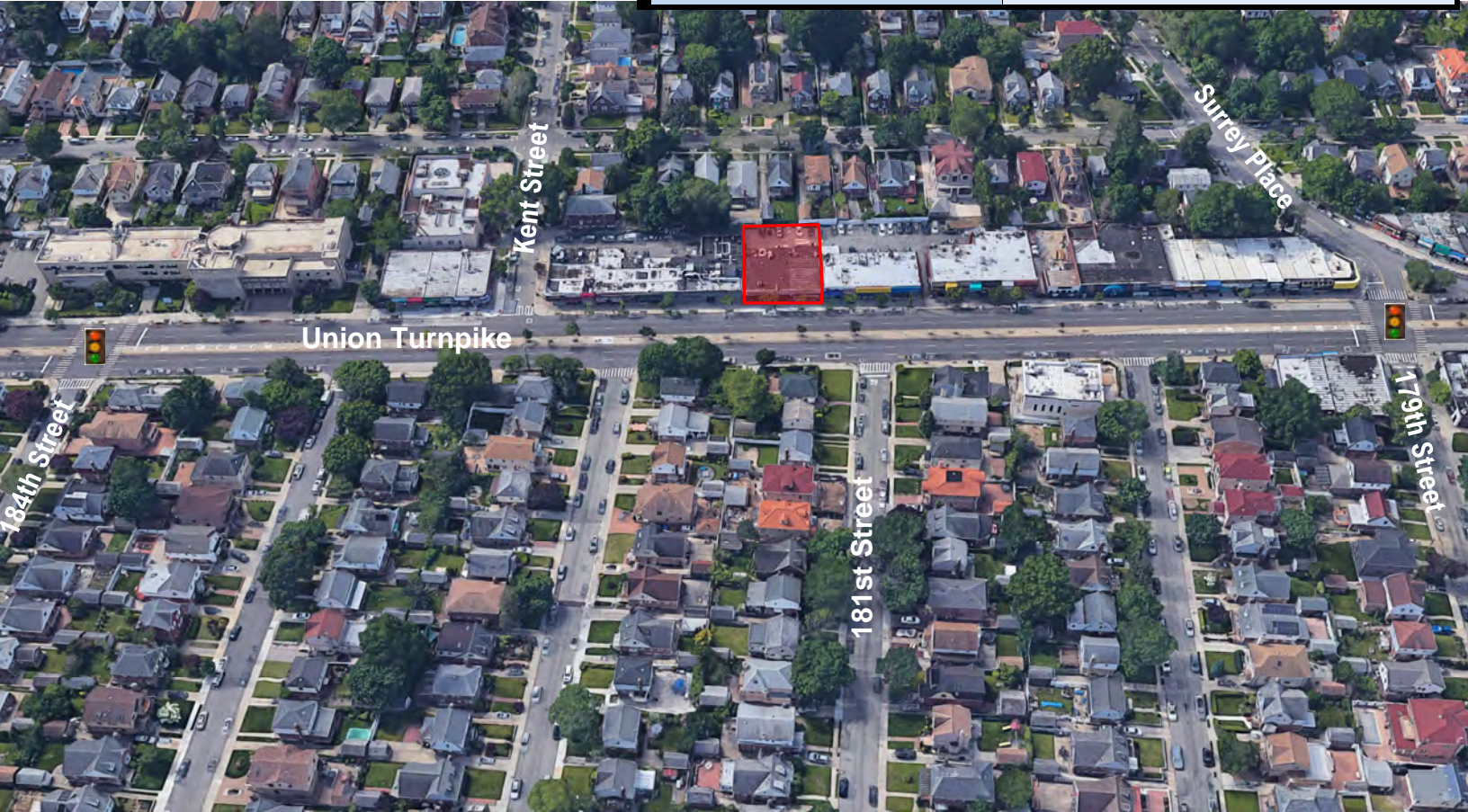


180-32/181-04 Union Turnpike  
 Fresh Meadows, Queens, NY 11366

John Wilmarth 516 640-5440 john@metrocb.com  
 Gerry Dantone 631 623-6914 metrocb@aol.com

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



**PROPERTY INFORMATION** **INCOME**

Address: 180-32 thru 181-04 Union Turnpike  
 Fresh Meadows, NY 11366

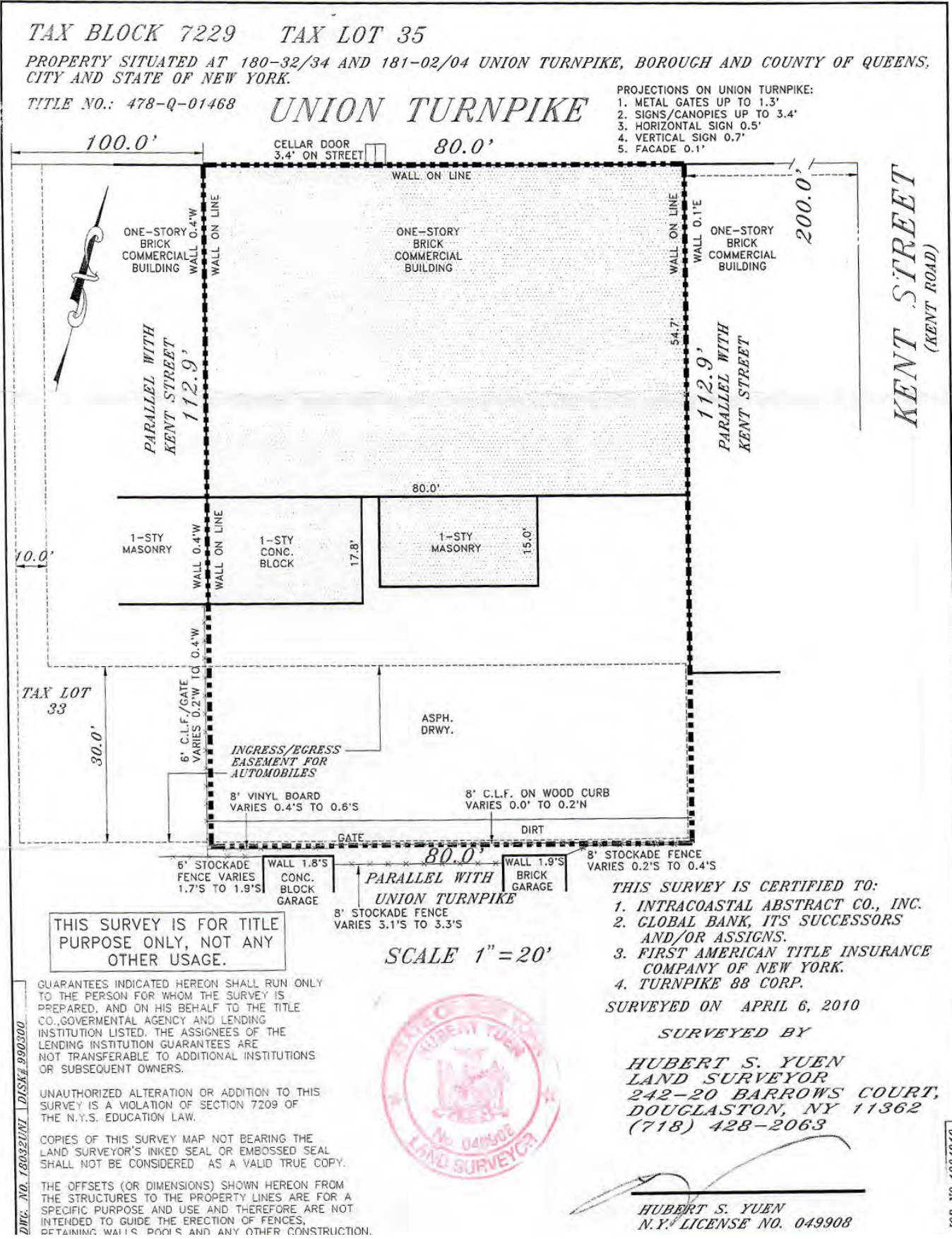
Block/Lot: 7229/35  
 Lot Dimensions: 80' x 112' (8,960SF)  
 Gross Building Area: 4,400 SF  
 One Story Taxpayer—Four Stores  
 Rear Parking for 10+ Cars#

Gross: \$257,119  
 RE Tax 20/21: 38,089  
Expenses: 9,340  
 NOI: \$209,960

**ZONING**  
 R2A/C1-2  
 FAR 0.50  
 Built FAR 0.49

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.





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

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N.Y.S. EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, DETAINING WALLS, POOLS AND ANY OTHER CONSTRUCTION.

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.