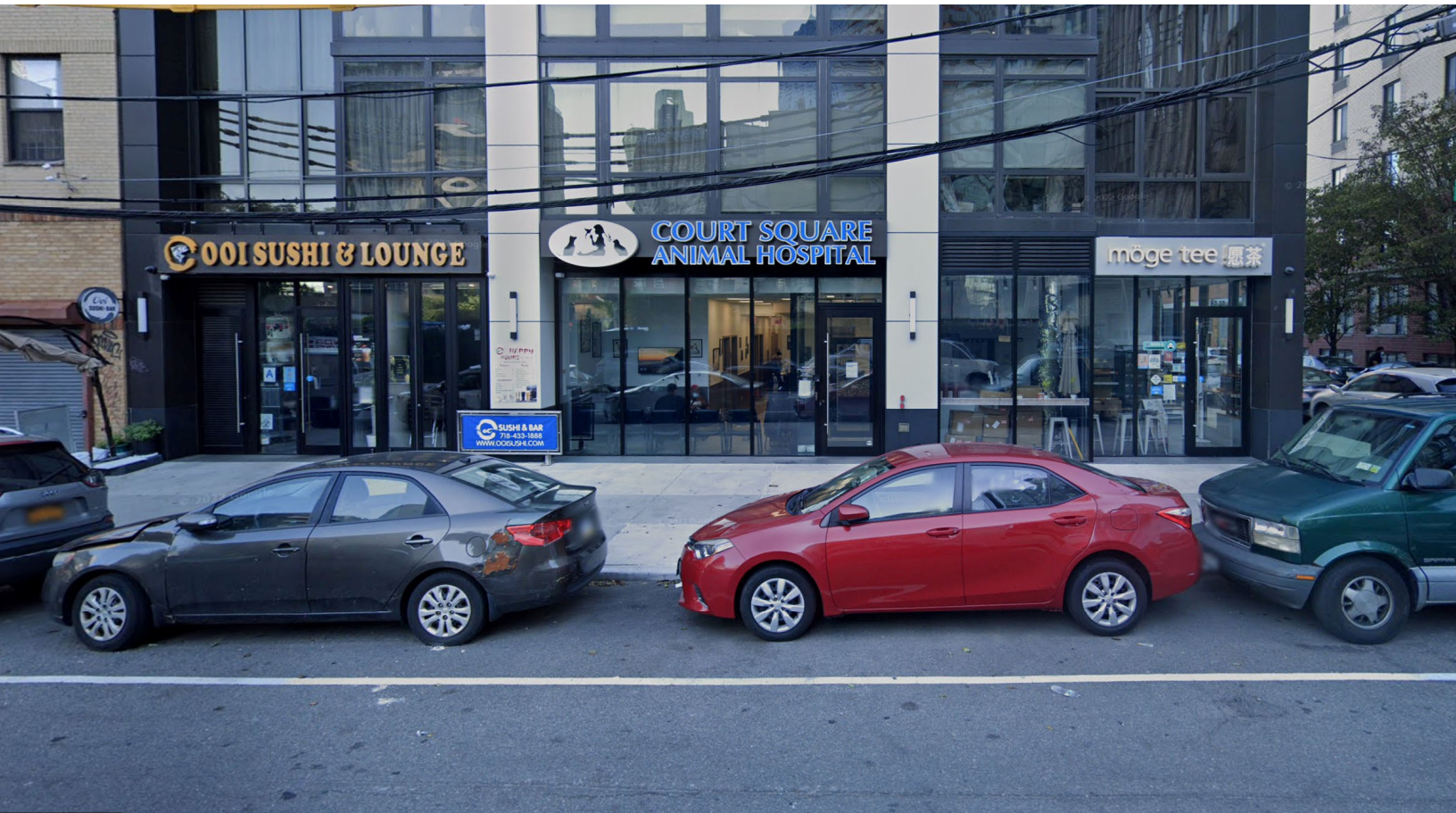


FOR SALE



42-36 Crescent Street corner 42nd Road

Long Island City, Queens County, NY 11101

**Retail Condominium Fully Leased
For Sale: Call For Pricing**

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1

john@metrocbbs.com

42-36 Crescent Street
Long Island City, NY 11101

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

Long Island City is one of the fastest growing neighborhoods in New York City. Dense Residential Zoning allows for hi-rise apartment development. The site is located one block from the very busy Queensboro Plaza Subway Stop (N, Q and 7 lines with over 3.7 million riders per year), three blocks from the busy Queens Plaza Subway Stop (E, M and R lines with over 3 million riders per year) and tree blocks from the Court Square Subway Stop (E and M lines). Long Island City is also home to many businesses (Jet Blue and Metlife), Citibank building, Gotham Center, CUNY Law School, UN Federal Credit and more with a tremendous daytime population.



2023	1 Mile	3Mile
Estimated Population	106,000	1,780,000
Estimated Median HH Income	\$90,900	\$93,200

PROPERTY INFORMATION

Address: 42-36 Crescent Street SWC 42rd Road
Long Island City, Queens County NY 11101

Block/Lot: 429/1101
Commercial Retail Condo
First Floor Area: 4,801 SF
Basement Area: 2,278 SF
C/O Retail Use Group 6

INCOME

Gross:	\$378,141
RE Tax 23/24	8,253
Insurance:	4,323
Expenses:	13,365
NOI:	\$352,200

ZONING M1-5/R7-3

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.

Moge Tee LLC

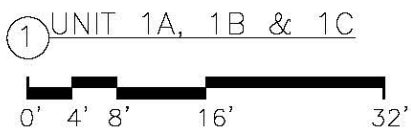
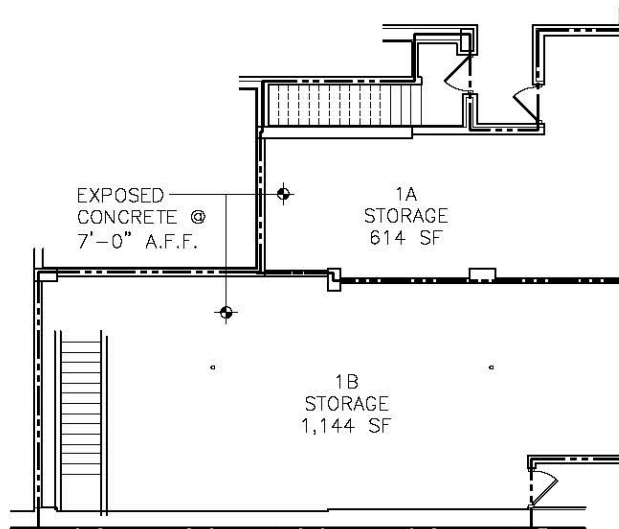
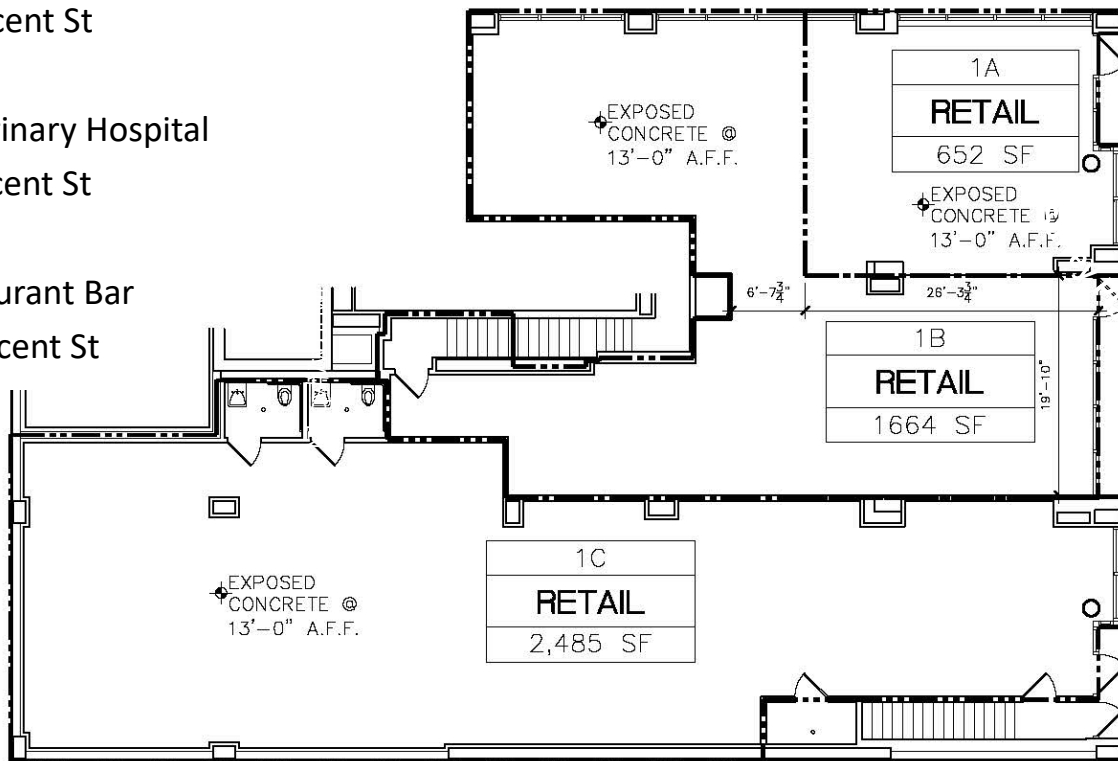
1A 42-32 Crescent St

West Hills Veterinary Hospital

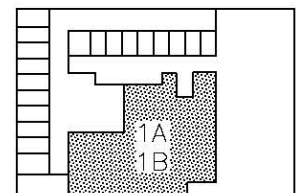
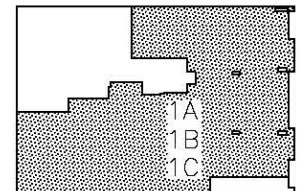
1B 42-34 Crescent St

Ooi Sushi Restaurant Bar

1C 42-36 Crescent St



NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



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