

FOR SALE

**41-24**  
**38TH STREET**  
SUNNYSIDE, NY 11101

ASKING PRICE  
**\$6,950,000**

*~17,000 SF Two Story Flex  
Building With Ground  
Floor Indoor Parking  
Located in a Qualified  
Opportunity Zone*



# About the PROPERTY

41-24 38th Street is ~17,000 SF across two floors comprised of both office and warehouse/parking space. The subject property is in proximity to both the 33rd Street & 40th Street subway stations, Queens Boulevard, Long Island Expressway, Grand Central Parkway, Northern Boulevard and the Brooklyn Queens Expressway which allows for seamless connectivity to all boroughs and Long Island. 41-24 38th Street is centrally located in one of the fastest emerging markets in New York and is quickly becoming a popular destination for office and warehouse space.



## Lease Summary Net Operating Income Summary

**Lease Start Date**  
11/28/2018

**Lease Expiration Date**  
2/28/2022

**Renewal Options**  
One two-year option  
(Rate to be negotiated)

**Annual Escalations**  
N/A

**Expense Responsibilities**  
Portion of taxes & Utilities

**Monthly Revenue**  
\$20,000

**Gross Annual Revenue**  
\$240,000

**Price per Square Foot**  
\$442

## Property Info

### Address

41-24 38th Street Sunnyside, NY 11101

### Location

Between 43rd Ave and Skillman Ave

### Block / Lot

216 / 38

### Lot Dimension

111' x 100' (Approx.)

### Gross Lot Sq. Ft.

11,000 (Approx.)

## Building Info

### Building Sq. Ft.

16,950 (Approx.)

### Building Dimensions

111' x 100' (Approx.)

### Stories

2

## Zoning Info

### Zoning

M1-4

### Commercial FAR

2.0

### Commercial Facility FAR

6.5

### Qualified Opportunity Zone

Yes

## NYC Financial Info

### Assessment (20/21)

\$868,770

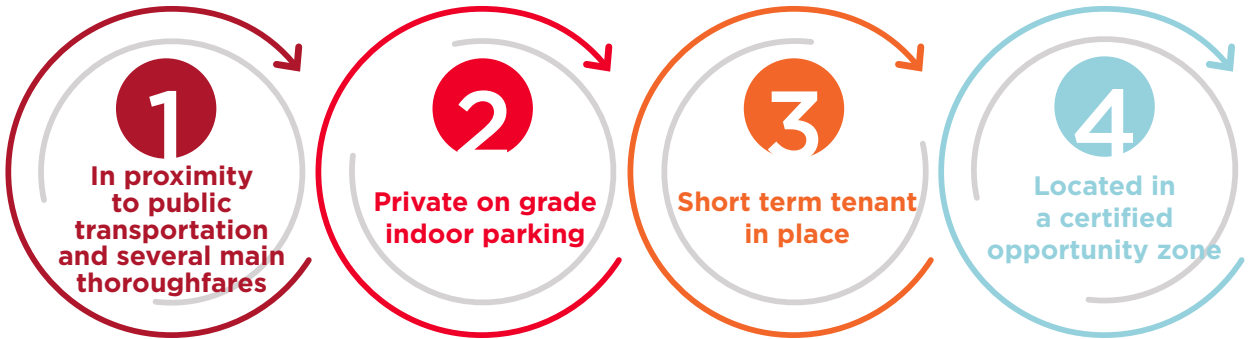
### Tax Rate

10.573%

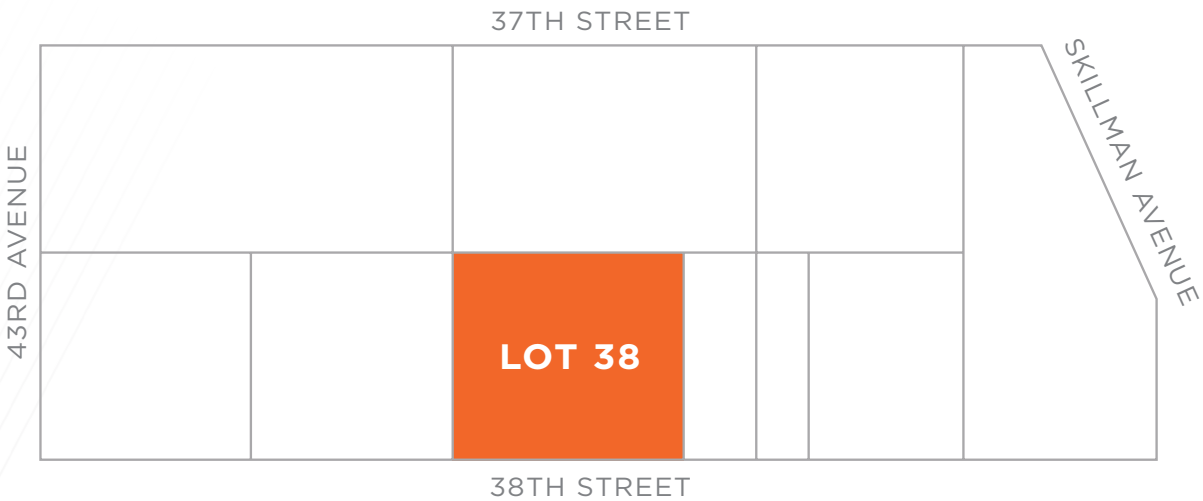
### Taxes (20/21)

\$91,542

# Highlights

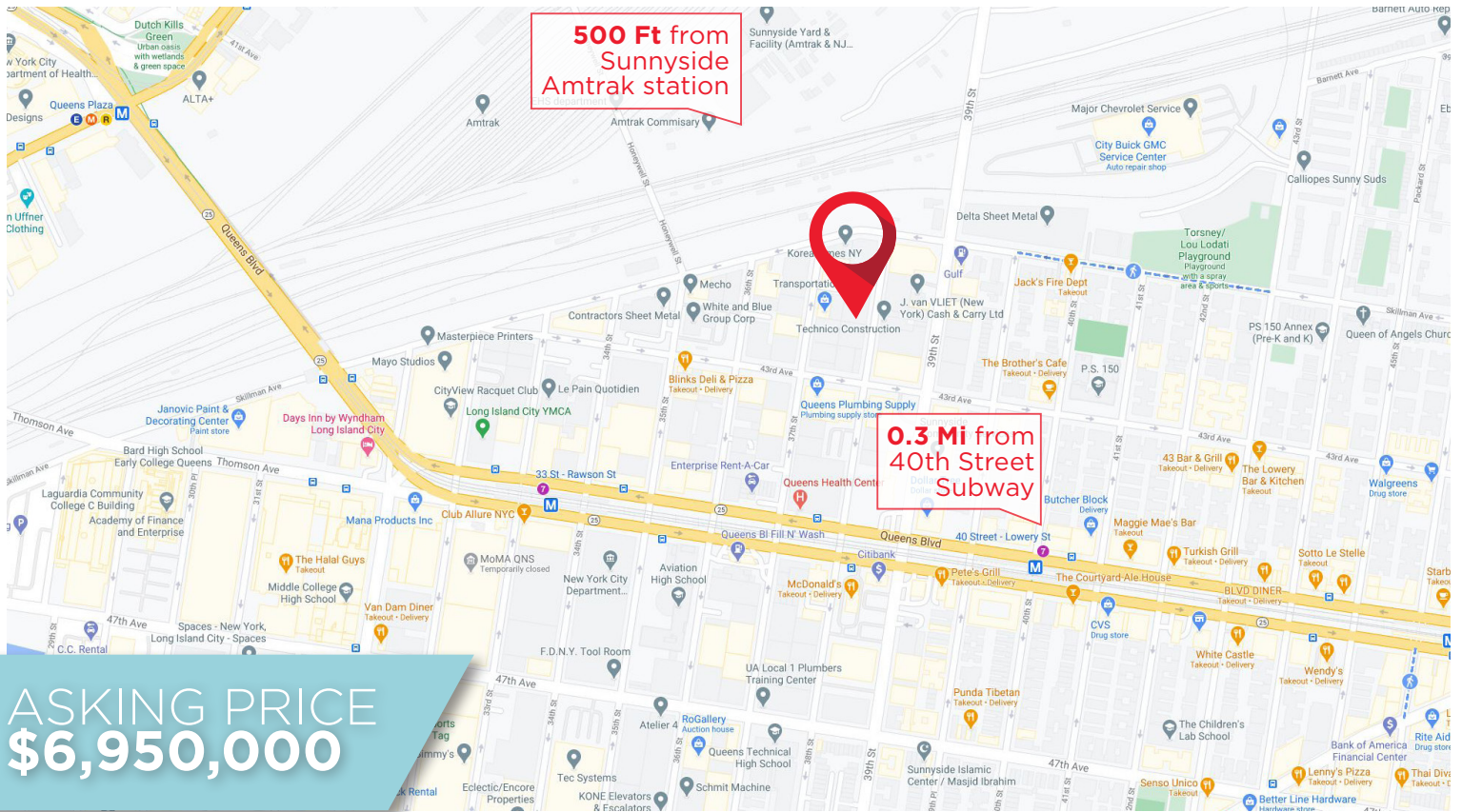


# Tax Map





# Location



## Demographics

**50,072**

Population

**\$63,568**

Median Household Income

**34**

Median Age