

**FOR
SALE**

**RETAIL
W/ OFFICE**

**CORNER
BUILDING**

**ST. ALBANS
QUEENS**

**ASKING
\$2,295,000**

**\$399
/SF**



INVESTOR OR USER OPPORTUNITY: CORNER RETAIL BUILDING WITH BONUS OFFICE SPACE IN THE SAINT ALBANS NEIGHBORHOOD OF QUEENS

200-02 Linden Boulevard, Queens, NY- Presenting this mostly one-story multi-unit retail building, which includes a small second-floor office, located on the corner of Linden Boulevard in the Saint Albans neighborhood of Queens. Built in 1951, the property encompasses 5,750 square feet of gross commercial space on a lot sized approximately 3,360 square feet. The building is zoned R5B with a C1-3 overlay, potentially offering future residential or community facility development opportunities.

The building consists of seven commercial units, with tenants covering their own utilities, including gas, electric, heat, and hot water. Notable spaces include multiple retail units on the ground floor and a small second-floor office.

This prime corner location offers excellent visibility and foot traffic, making it an appealing investment opportunity for owner-users or investors. A vacant space provides potential for value-add enhancements .

Public transportation options are accessible, with several bus routes operating along Linden Boulevard and nearby thoroughfares. Essential services, such as CVS Pharmacy, are conveniently situated nearby. Dining options include a variety of Caribbean restaurants as well as other local fare. Recreational opportunities are available at nearby parks, including Roy Wilkins Park, providing green spaces for relaxation and outdoor activities.

According to Point2Homes.com, based on recent census data, Saint Albans has approximately 56,337 residents. The median household income is \$73,118 per year, with an average annual household income of \$107,250. The neighborhood has a homeownership rate of 66.63%, with a median property value of \$593,900 for homes with a mortgage. Housing costs average \$1,826 per month. The community is characterized by a mix of long-time residents and newcomers, contributing to its rich cultural and economic diversity.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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PROPERTY & FINANCIAL OVERVIEW

200-02 Linden Blvd, Queens, NY 11412 (Parcel #: 12625-0001)



5,750 Total SF
7 Total Units
\$180,000 Gross
\$123,743 NOI

ASKING \$2,295,000
\$399 /SF
12.8 x Rent
5.39% CAP

RENT ROLL ON PAGE 7

BUILDING DETAILS

- 7 Total Units
- No Residential Apartments
- 7 Commercial Units
- 1 Building, 2 Stories, Built 1951
- Multi-Story Retail Building (2 or More) (K2)

BUILDING SIZE/SF

- 34 ft x 84 ft
- 5,750 Gross SF
- 5,750 Commercial SF

PARCEL SIZE & ZONING

- 3,360 Square Feet
- 40 ft x 84 ft
- R5B, C1-3 Zone
- Max FAR: 1.35 - 2.00 (CF)
- 4,536 - 6,720 Buildable SF

FINANCING ILLUSTRATION

Interest Rate	7.250%
Amortization	30 Years
50.0% Down	\$1.148M
50.0% LTV	\$1.148M
Annual Debt Service	-\$93,936
DSCR & Debt Yield	1.32 & 10.8%
Cash Flow: Cautious	\$29,807
Cash Flow: Optimistic	\$43,937

☆ *Optimistic scenario assumes efficient self-management and 100% rent collection.*

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$180,000
5.0% Vacancy & Collection Allowance	(\$9,000)
Gross Operating Income (GOI)	\$171,000
Estimated Expenses	(\$47,257)
Net Operating Income	\$123,743

ESTIMATED ANNUAL EXPENSES

	<i>26% of GSI ◦ \$8.22/SF ◦ \$7.5K</i>	
RE Tax	\$5.53 /SF	(\$31,792)
Water & Sewer	-	Tenants Pay
Insurance	\$1.50 /SF	(\$8,625)
Heat	-	Tenants Pay
Utilities	-	Tenants Pay
Repairs & Maintenance	-	Tenants Pay
Janitorial	-	Tenants Pay
Legal, Reserves & Misc.	1.00% of GOI	(\$1,710)
Management	3.00% of GOI	(\$5,130)
Total Expenses		(\$47,257)



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200-02 Linden Boulevard



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200-02 Linden Boulevard



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200-02 Linden Boulevard

200-02 LINDEN BOULEVARD, 11412
Queens (Borough 4)
Block 12625
Lot 1

Zoning District
R5B & C1-3

Intersecting Map Layers
FRESH Zone

SOURCE
<https://zola.planning.nyc.gov>



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RENT ROLL

^P = projected or estimated

	Unit	Type	Scheduled Rent	Lease Expires	Notes
200-02 LINDEN BOULEVARD	Red Razor Beauty	Retail	\$2,800.00		
	Adult Health Care	Retail	\$2,600.00		
	Top Captins	Office	\$1,200.00		Small office on 2nd floor
	Nails/Beauty	Retail	\$2,500.00		
	Farah Boutique	Retail	\$2,800.00		
	Sub Level (vacant)	Retail/Office	\$1,550.00 ^P	Vacant	
	Sub level (Tailor)	Retail/Office	\$1,550.00		Tnasae Moda

TOTALS	Monthly Rent	\$15,000	7 Units	Total Rent:
	Annual rent	\$180,000	5,750 SF	\$31.30/SF

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MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

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