

80-12 51ST AVE, ELMHURST NY

FOR SALE \$ 2,600,000

Possible Uses:

**Food/Drink
Wholesale
Warehouse
Residential
Religious
Medical
School
Retail
Office
& More!**

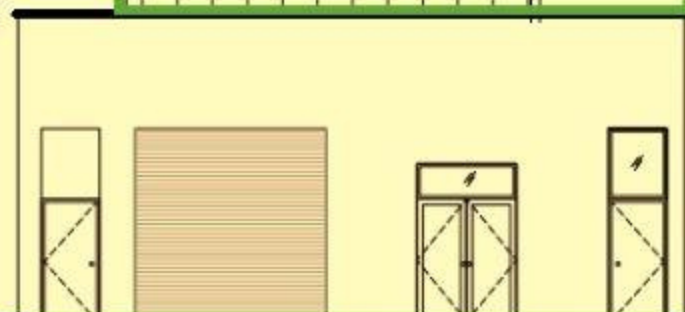


Free Standing Commercial Building



- Freestanding property on 5,300 SF lot
- Currant Cap Rate 6.8%
- Approx. 3300 SF warehouse/office w 2 roll-up doors
 - Triple-net tenant suitability
- Preliminary architectural plans available for total 12,000 SF buildable.
Residential/commercial/community facility.
- Expansion-ready with high income potential
- Exposure on Queens Boulevard
- High-visibility retail location
- Immediate access to I-495/I-278/I-678
- Close to E/F/M/R subway stations
- 15 min to LGA airport, 30 min to JFK airport
- 4 parking spaces, 2 roll up doors, ideal for Truck/Trailer access

Proposed



Basement



ROYALUX REALTY

Contact Agent 516-777-0887

Address: 80-12 51 AVE, ELMHURST NY 11373

Projected Rent*	Monthly	Annual
Rental*	\$15, 000	\$180, 000
TOTAL Income	\$15, 000	\$180, 000

Projected Expenses	Monthly	Annual
RE Tax (Tenant pays)	\$0	\$0
Insurance	\$333	\$4, 000
Utilities (tenant pays)	\$0	\$0
Total Expenses		\$4, 000

NOI* (Net Operating Income)	\$176, 000
Price*	\$2, 600, 000
Cap Rate*	6.77%