



COMMERCIAL REALTY GROUP

## 108-03 Atlantic Avenue, Queens, NY 11418

- ❑ Brand New Retail with 200 feet of frontage on Atlantic Avenue
  - ❑ Anchored by Dollar Tree
- ❑ 15,000 SQFT of Retail in Queens
  - ❑ 100% Occupied by 4 retail tenants
- ❑ Signalized Intersection with Great Visibility
- ❑ Parking Available on 109 and 108 Street
  - ❑ Asking Cap Rate: 5.5%

**NOI: \$497,945.44**

**ASKING PRICE:  
\$ 9,050,000**



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# Investment Highlights

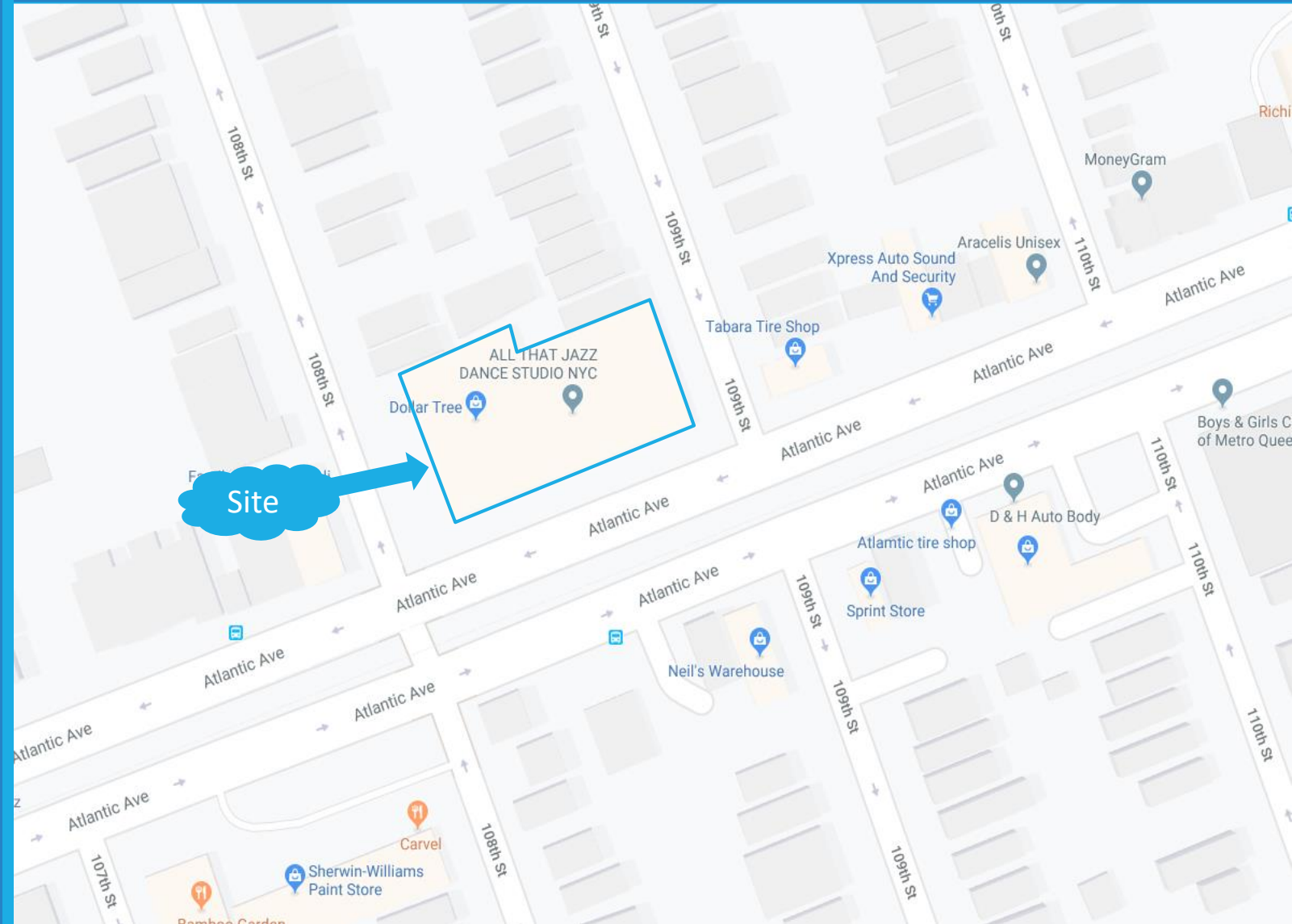
Asset Commercial Realty Group has been exclusively retained to market 108-03 Atlantic Avenue, Queens, NY 11418, a Retail Building in the Richmond Hill neighborhood of Queens.

The building, constructed in 2017, spans a total of **15,000 SF** on a 19,491 SF lot. The property is located on Atlantic Avenue between 108<sup>th</sup> Street & 109<sup>th</sup> Street.

The building is near a heavily trafficked street of Woodhaven Boulevard. The building is also located near 111<sup>th</sup> Street [J] Train Station.

The building is well positioned with **great access to public transportation**. Its near many **public and express buses such as [Q37] Bus Stations**. **Atlantic Avenue** bustles with many retailers with a great amount of foot and car traffic.

Collectively, the asset produces a Net Operating Income (NOI) of **\$497,945.44**. Ownership has set the asking price at **\$9,050,000** which reflects a **5.5% CAP rate**.



# Financial Overview & Lease Analysis

## Building Analysis

<b>Address</b>	108-03 Atlantic Avenue, Queens, NY 11418
<b>Section/Block/Lot</b>	9315/23 & 9315/30
<b>Town/City</b>	Richmond Hill, Queens
<b>Cross Streets</b>	108 <sup>th</sup> Street & 109 <sup>th</sup> Street
<b>Lot Size</b>	93' x 106.37'
<b>Lot SF</b>	19,491 SF
<b>Building Size</b>	200' x 75' (Approx.)
<b>Building SF</b>	15,000 SF
<b>Number of Stories</b>	1
<b>Zoning</b>	R6A, C2-3
<b>Buildable</b>	58,473 SF

## Financial Analysis

<b>Income</b>		
Base Rent	\$	533,340.00
Taxes	\$	28,193.48
CAM	\$	10,389.96
<b>Total Gross Rent</b>	<b>\$</b>	<b>571,923.44</b>
<b>Annualized Expenses</b>		
Taxes	\$	61,478.00
Insurance	\$	5,500.00
Repairs	\$	1,500.00
Sweeping	\$	2,500.00
Snow Removal	\$	3,000.00
<b>Total Expenses</b>	<b>\$</b>	<b>73,978.00</b>
<b>Annualized Operating Data</b>		
Gross Operating Income	\$	571,923.44
Less Expenses	\$	73,978.00
<b>Net Operating Income</b>	<b>\$</b>	<b>497,945.44</b>

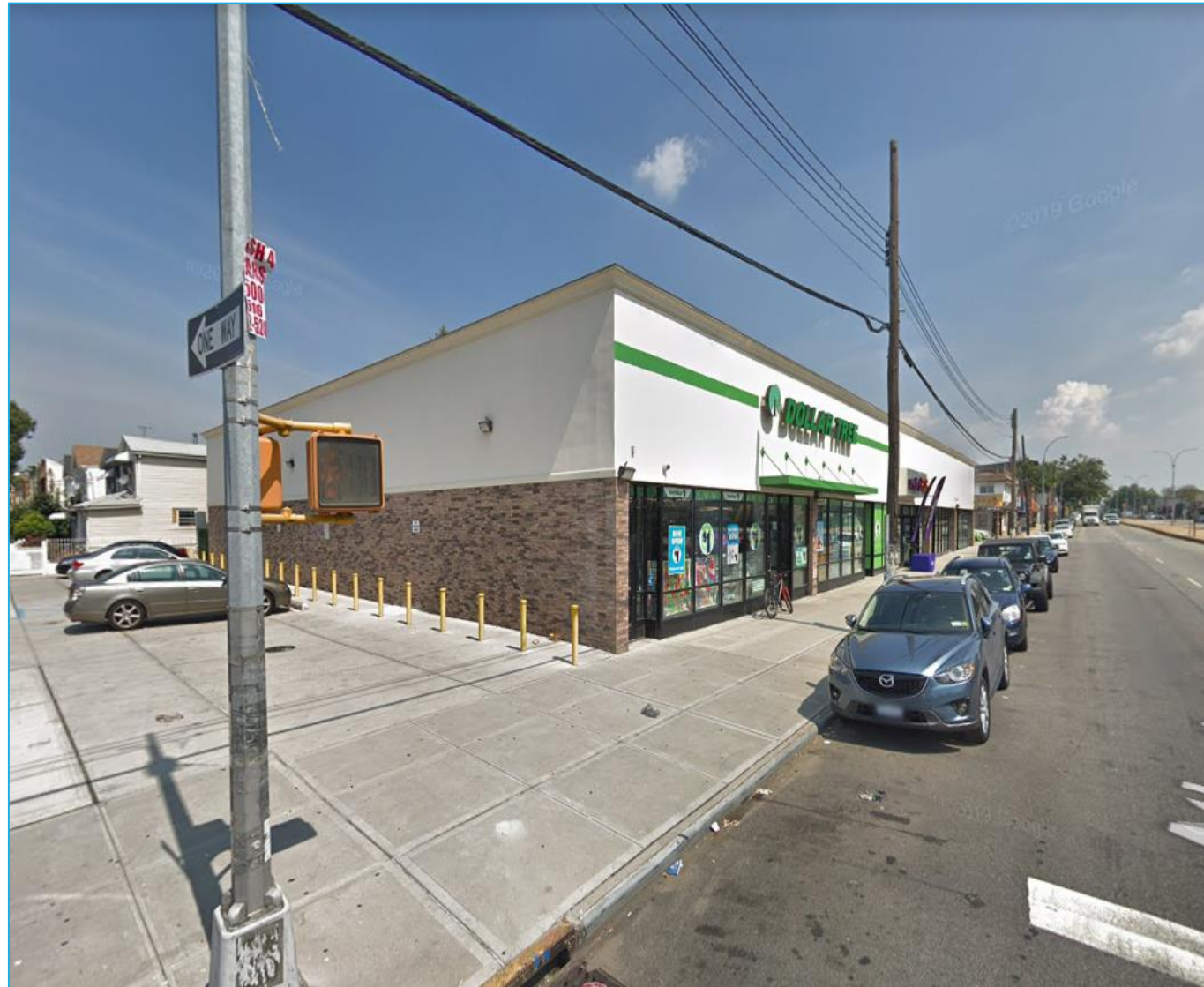
# Rent Roll

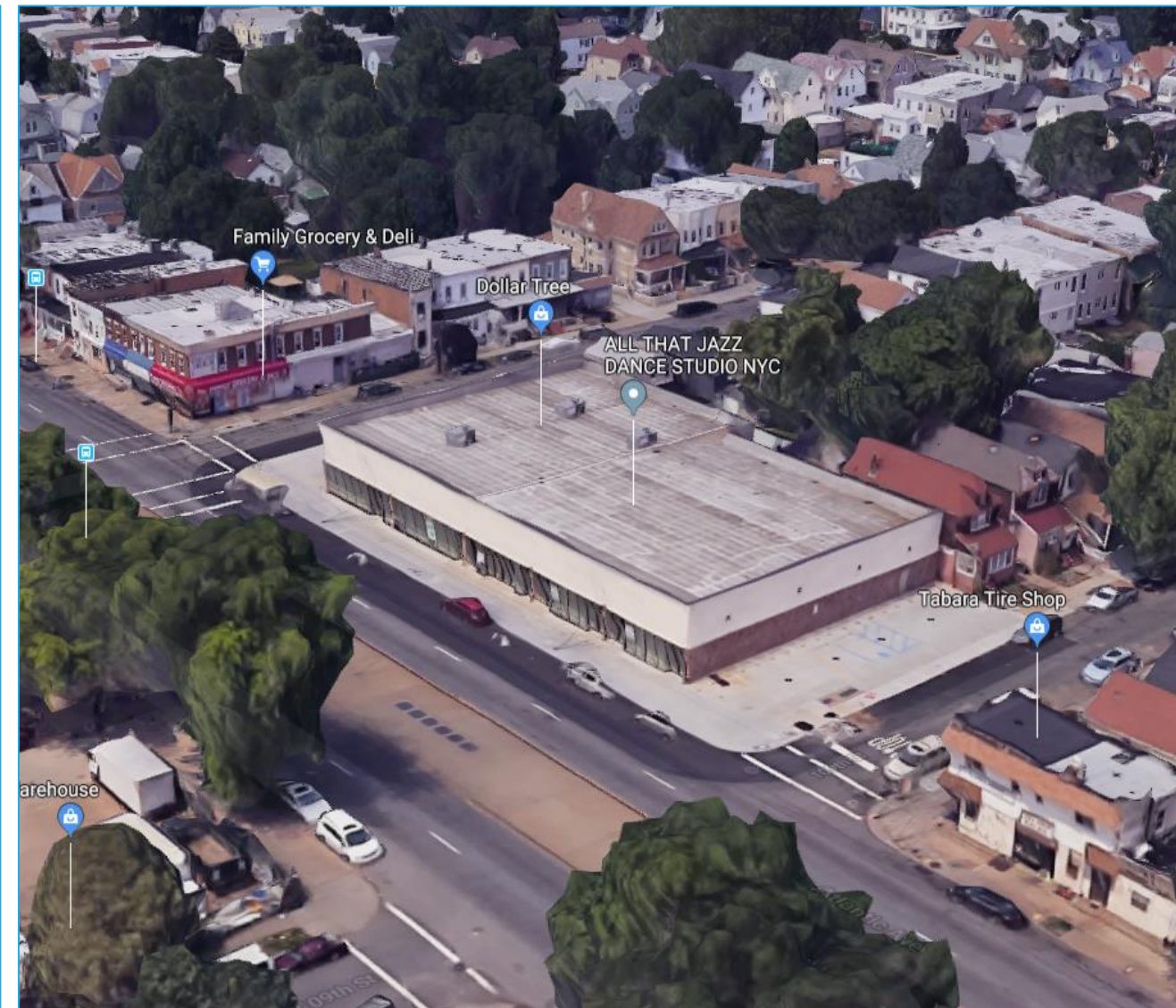
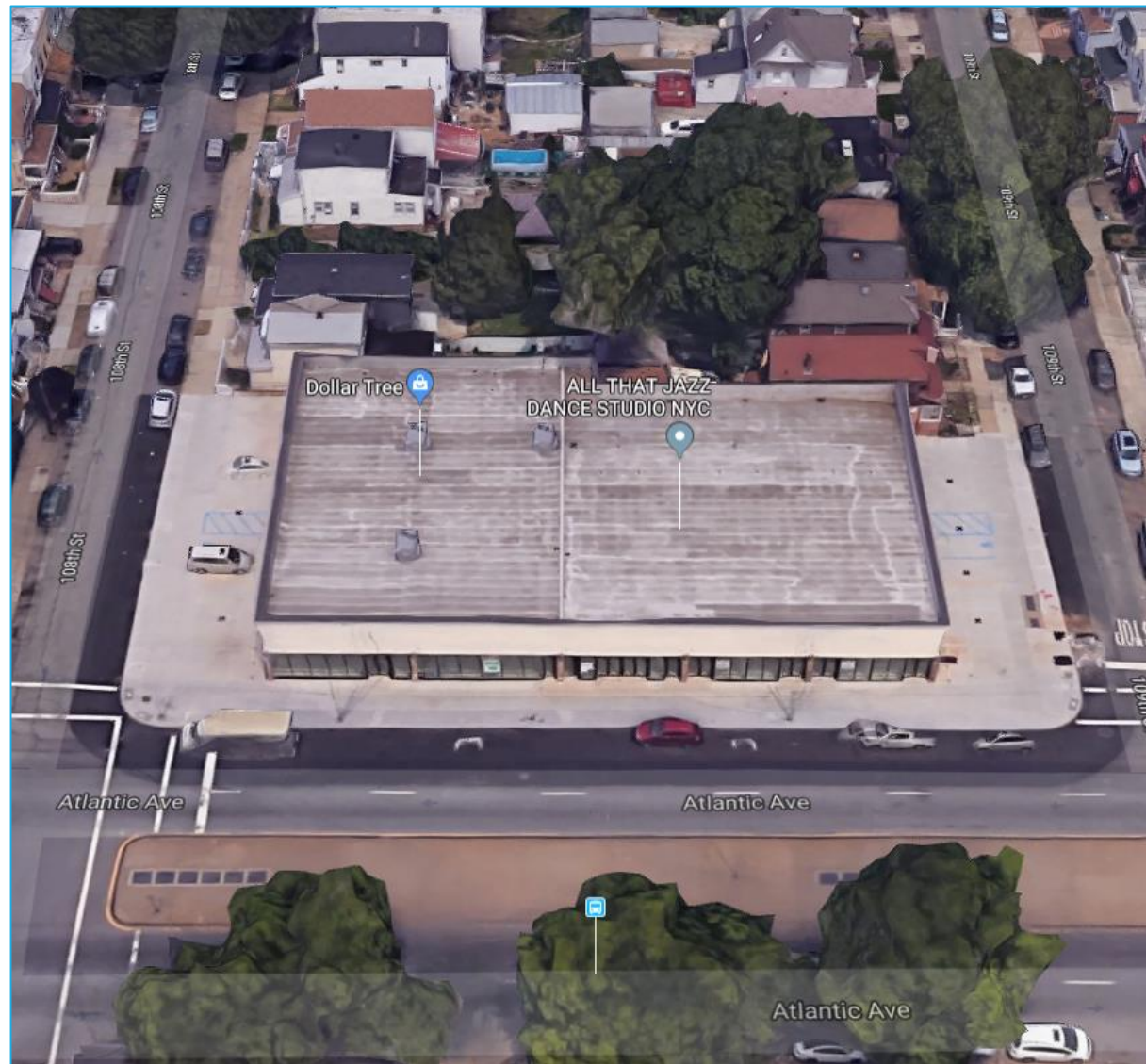
Tenant Name	Lease Exp.	Size/SF	Share	PSF	Annual Rent	Taxes	CAM
Dollar Tree Stores, Inc.	April 2029	9,000	60.41%	\$33.33	\$300,000	\$10,906.76	\$4,500.00
Ravi Auto Shop, Inc.	February 2029	1,966	13.20%	\$41.20	\$81,000	\$7,992.24	-
Dance Studio	June 2023	1,966	13.20%	\$40.86	\$80,340	\$2,832.00	\$3,090.00
Adult Daycare	April 2024	1,966	13.20%	\$36.62	\$72,000	\$6,462.48	\$2,799.96
<b>Total</b>	-	<b>14,898</b>	<b>100.00%</b>	<b>\$35.80</b>	<b>\$533,340</b>	<b>\$28,193.48</b>	<b>\$10,389.96</b>

# Map

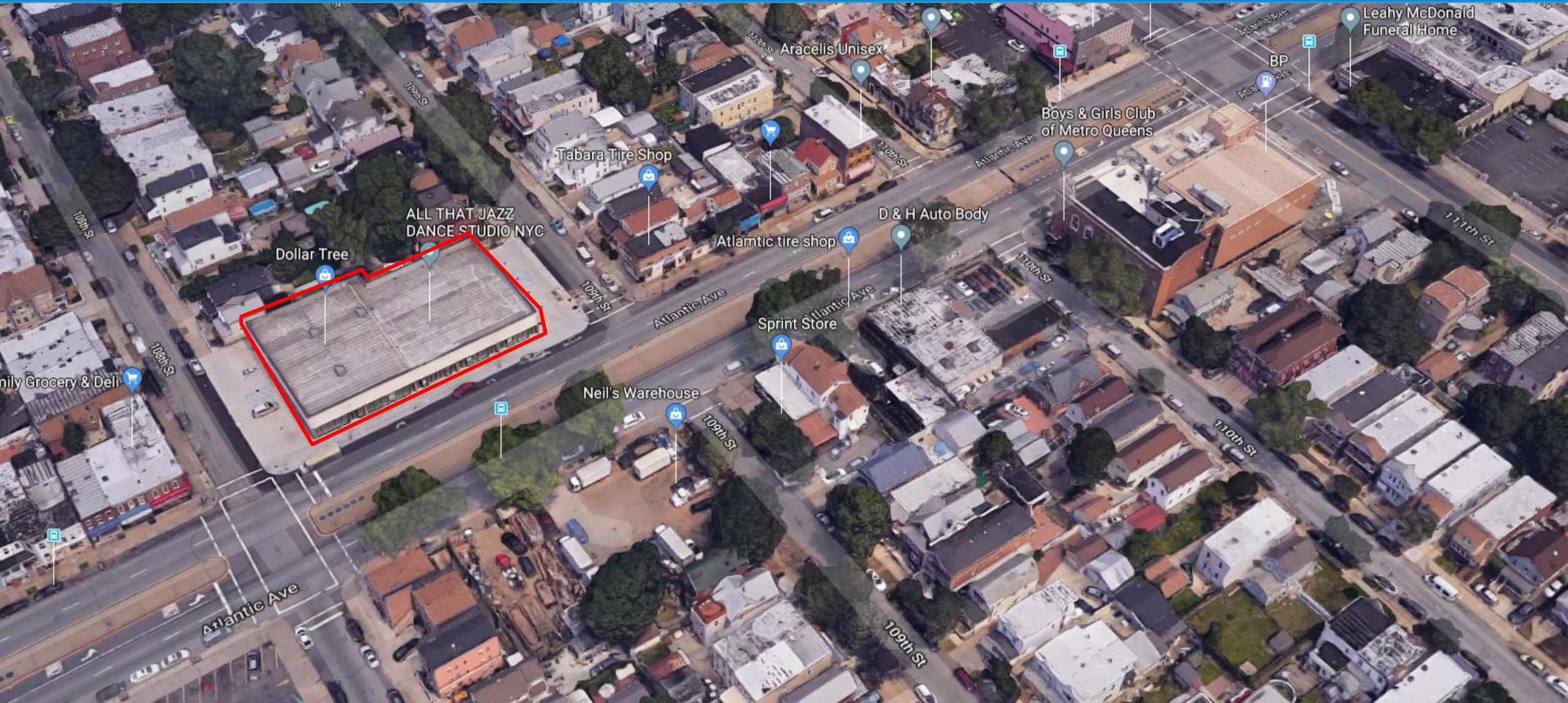


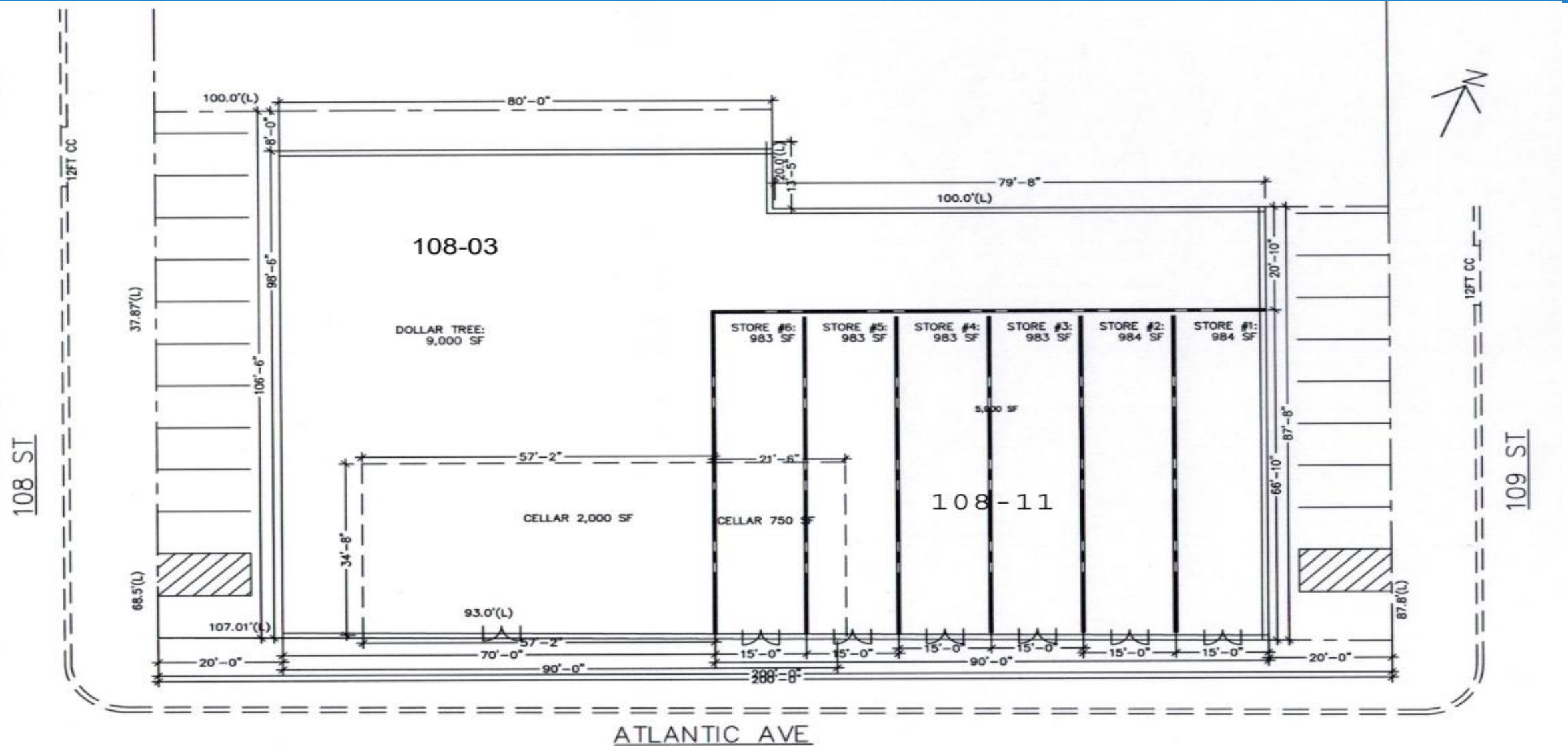
# Pictures













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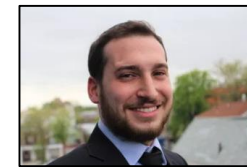
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**ASKING PRICE:**

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**Broker Cooperation is Welcome!**