



125-10 Queens Boulevard, Suite 12

Kew Gardens, NY 11415

COMMERCIAL OFFICE CONDO – END-USER OPPORTUNITY STEPS TO THE COURT HOUSE & SUBWAY

FOR SALE

NEW TO MARKET

Asking Price: \$1,400,000

Unit Summary

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of an 3,000 square foot commercial office condominium suite located in the Silver Towers. Located on the southwest side of Queens Boulevard and 83rd Avenue in Kew Gardens, Queens. This 3,000 SF suite consists of seven (7) private offices, a library room, reception area, and a secretarial area. Five (5) of the seven (7) offices have Queens Boulevard exposure with multiple windows overlooking the courthouse. The encompassing building is a luxury high-rise condominium building with (375) units over (27) stories, along with an underground parking garage. The building is conveniently located (2) blocks away from the E & F subway lines, LIRR Kew Gardens Station, and numerous bus lines. The Queens Criminal Court House and Queens Borough Hall lie across the street from the property. The building is located on one of the most highly desirable retail corridors in Queens which offers tremendous vehicular and pedestrian traffic. Situated directly on Queens Boulevard, this office features front facing windows which allow visible signage to advertise to the Courthouse across the street. The unit can be delivered vacant. If you have additional questions about the property, please reach out to the exclusive brokers.

Unit Features

| | |
|---------------------|---|
| Location | South side of Queens Boulevard between 82 nd Avenue and 82 nd Road in the Silver Towers |
| Unit SF | 3,000 |
| Block / Lot | 3360 / 1015 |
| Unit Class | RB – Office Space |
| Year Built | 1960 (Estimated) |
| Common Charges | \$16,920 |
| Zoning: | Commercial Condo – Condop |
| Total Taxes (15/16) | \$27,258 |



Unit Dimensions (Approx.)

| | |
|---------|---------------------|
| Unit #1 | 12' x 26' – 312 SF |
| Unit #2 | 12' x 26' – 312 SF |
| Unit #3 | 12' x 26' – 312 SF |
| Unit #4 | 12' x 26' – 312 SF |
| Unit #5 | 630 Square Feet |
| Unit #6 | 20' x 9.2' – 184 SF |
| Unit #7 | 135 SF |

Net Operating Income

| | |
|---------------------------------|--------------------|
| Annual Revenue | \$121,224.00 |
| Less: Expenses (Approx.) | \$46,285.00 |
| Net Operating Income | \$74,939.00 |

For More Information, Please Contact Exclusive Agents:

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Location Map

