

# 205-16 LINDEN BOULEVARD

ST. ALBANS, NY 11414



FOR SALE | QUEENS CONVERSION OPPORTUNITY



## 9,500 SF Conversion Opportunity in St. Albans

### Property Features:

Block-Lot 12635 - 4

Location Located on south side of Linden Boulevard between 205<sup>th</sup> Street and Francis Lewis Boulevard

Building Size: 110' x 40'

Building Sq. Ft. 9,358 Sq. Ft.

Zoning R5B / C1-3

Taxes \$47,150

- 9,538 SF, two story mixed use building situated on an approx. 13,720 SF lot footprint
- 140' of Frontage on Linden Boulevard
- Busy Retail Corridor Surrounded by McDonald's, Chase Bank, CVS, Bank of America, Dunkin', MetroPCS, & Walgreens
- 22 Surface Parking Spaces
- Property Will Be Delivered Vacant
- Conversion Opportunity for Retail, Medical, Non-Profit, Community Facility

**ASKING PRICE:**

**\$3,200,000**

