

# 138-02 NORTHERN BOULEVARD

FOR SALE | COVERED LAND | FLUSHING, NY



Thomas A. Donovan

PRESIDENT OF QUEENS INVESTMENT SALES

646.502.3481

[tdonovan@meridiancapital.com](mailto:tdonovan@meridiancapital.com)

Tommy Lin

VICE PRESIDENT, INVESTMENT SALES

646.502.3484

[tlin@meridiancapital.com](mailto:tlin@meridiancapital.com)

Eugene Kim

VICE PRESIDENT, INVESTMENT SALES

646.502.3483

[ekim@meridiancapital.com](mailto:ekim@meridiancapital.com)

Abby Todd

ASSOCIATE, INVESTMENT SALES

646.502.3482

[atodd@meridiancapital.com](mailto:atodd@meridiancapital.com)

# 138-02 Northern Boulevard

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138-02 Northern Boulevard offers an investor the opportunity to acquire a trophy corner property in the heart of Downtown Flushing, NY. The property is comprised of 8,314 square feet and is triple-net leased by The Bank of Hope. The annual net operating income of this asset is \$325,779. Additionally, the land offers 57,000+ buildable square feet. The subject has not traded in over 45 years.

Asking Price  
**\$15,000,000**



**Irreplaceable corner property in the heart of Downtown Flushing, NY**



**Fully occupied & triple-net leased by The Bank of Hope; 138-02 Northern Boulevard location has the highest number of deposits of all their locations**



**Ideally located on Northern Boulevard, only four blocks from the Flushing-Main Street subway station**



**Covered-land opportunity to build 57,000+ square feet; Bank of Hope lease expires March 31, 2032 with no renewal options**



**Nine parking spaces**



**Ownership has held this property for over 45 years**



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## For Sale | Covered Land | Flushing, NY

LOCATION	SE Corner of Northern Boulevard & Union Street
TENANT	Bank of Hope
BLOCK / LOT	5010 / 20
LOT/BUILT DIMENSIONS	75.17' x 118' Built: 75.17' x 108.5'
BUILDING SIZE (SF)	8,314 SF
LOT SIZE (SF)	11,328 SF
FAR (RESIDENTIAL)	2.43
FAR (COMMUNITY-USE)	4.8
MAXIMUM BUILDABLE SF	57,101 SF
ZONING	R6, C1-2
TAX ASSESSMENT (23/24)	\$1,272,510
TAXES (23/24)	\$134,784
NET OPERATING INCOME	\$325,779



Asking Price

**\$15,000,000**

Prime Corner Lot | NNN Lease with Bank of Hope | On-Site Parking

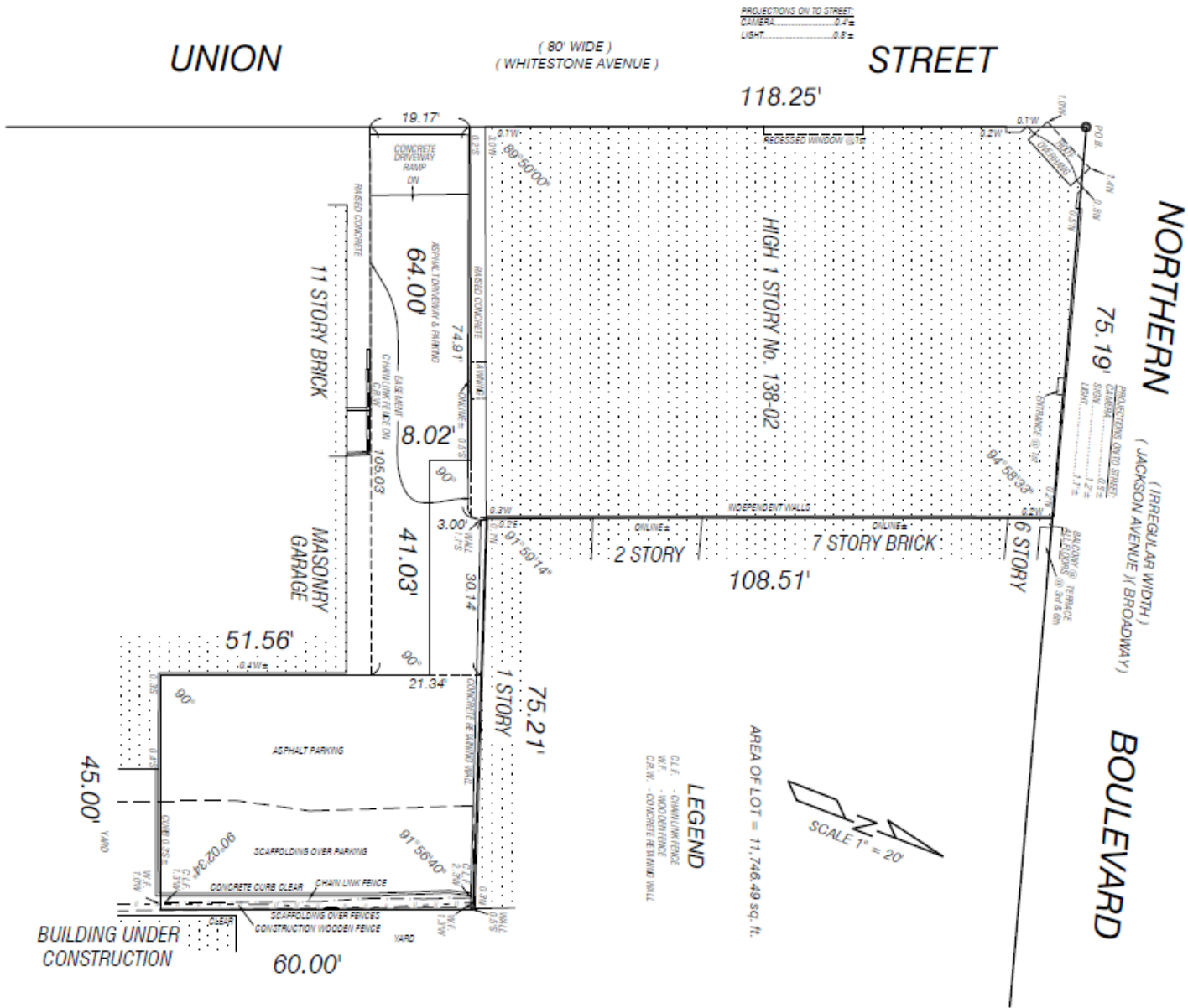


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For Sale | Covered Land | Flushing, NY

**SURVEY**

ADDRESS: 138-02 NORTHERN BOULEVARD, FLUSHING



1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=20' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL MONUMENTS MUST BE PLACED IN ACCORDANCE WITH THE SURVEYING CODE.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALLS, OR ROADWAYS IN THE STREET'S SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

**CERTIFIED TO:**

**TITLE NO.**

ANASTASIA I. PARSATOON  
LAND SURVEYING, P.C.  
1300 JERICHO TURNPIKE, STE. 207  
NEW HYDE PARK, NY 11040  
OFFICE: (516) 352-0386  
EMAIL: INF@AIPLS.COM  
**SURVEY NO. PN013126**  
BOROUGH OF QUEENS  
COUNTY OF QUEENS  
STATE OF NEW YORK  
TAX MAP  
DISTRICT  
SECTION  
BLOCK 5010  
LOT 20

DATE: MARCH 7th, 2024

