

EXCLUSIVE OFFERING

25-18 FRANCIS LEWIS BLVD

Flushing, NY 11361

Office Building for Sale

ASKING PRICE

\$1,570,000

3,081 SF

3 Floors

R4 Zoning

**Residential conversion option available
available**

Conveniently positioned on the Whitestone / Bayside border
with immediate access to major Queens and Long Island
corridors.



SOLO REAL ESTATE CORP

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PROPERTY SNAPSHOT

Commercial office asset with flexible future use.

A compact 3-story building with separate floor utilities, full-floor window exposure, split HVAC, and onsite vehicle parking.

- Separate electric meters - one per floor
- 3 baths and 3 kitchenettes
- 6 split-unit HVAC systems
- Fully occupied through 2027
- Residential conversion option available



BUILDING SF

3,081

SF/FLOOR

1,027

ASKING PRICE

\$1,570,000

GOI

\$105,900

PARKING

1 Space

Exterior / Parking



Core Specifications

Address	25-18 Francis Lewis Blvd
Block / Lot	4914 / 16
Lot Dim.	24.8 ft x 106 ft
Building SF	3,081 SF
Asking Price	\$1,570,000
Floors	3
Zoning	R4
Units	3
Meters	3 electric
Cooling	6 split units
Bathrooms	3
Kitchenettes	3
Rear Yard	Yes
Occupancy	2027
RE Tax	\$25,682.52

Highlights

Border of
Whitestone
& Bayside

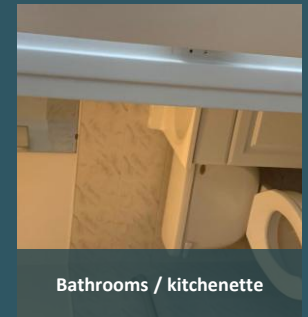
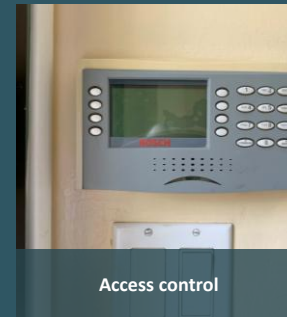
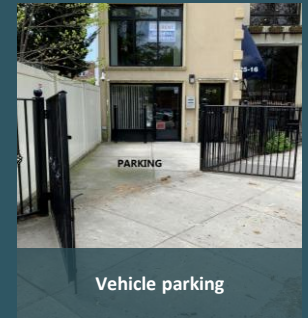
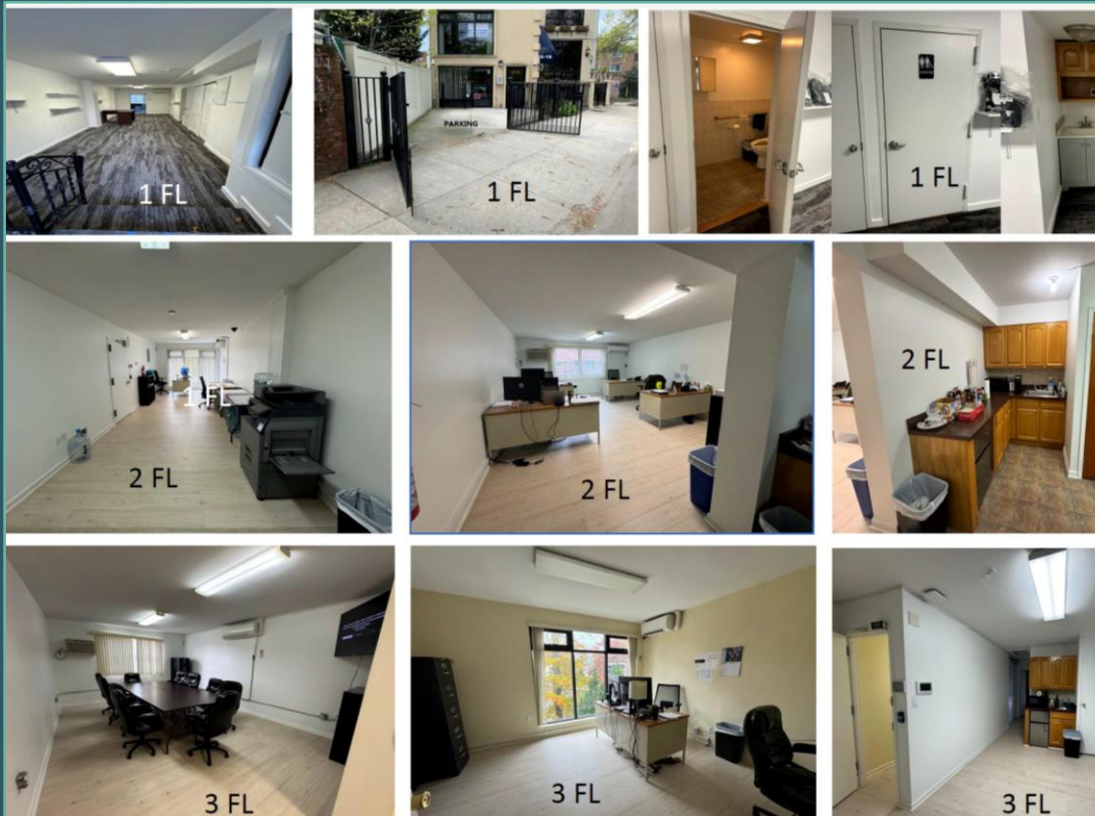
Full-floor
window
exposure

Separate
utilities by
floor

Residential
conversion
option

Interior & Building Details

Existing office configuration with floor-by-floor support areas, utilities, and site parking.



Viewing Note

Contact broker for sale details, occupancy details, and coordinated showing access.

Location & Access

Francis Lewis Blvd / Whitestone - Bayside border

Regional Connectivity

- Whitestone Expressway
- Throgs Neck Bridge
- Whitestone Bridge
- Cross Island Parkway
- Grand Central Parkway
- Van Wyck Expressway

FOR SALE

25-18 Francis Lewis Blvd
Flushing, NY 11361

ASKING PRICE

\$1,570,000

This information has been secured from sources believed reliable, but no representations or warranties, expressed or implied, are made as to accuracy. References to square footage, dimensions, age, zoning, taxes, occupancy, and use are approximate. Prospective purchaser must independently verify all information and bears all risk for inaccuracies.

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