

132-14 LIBERTY AVE

South Richmond Hill, NY 11419



Corner Development Opportunity For Lease

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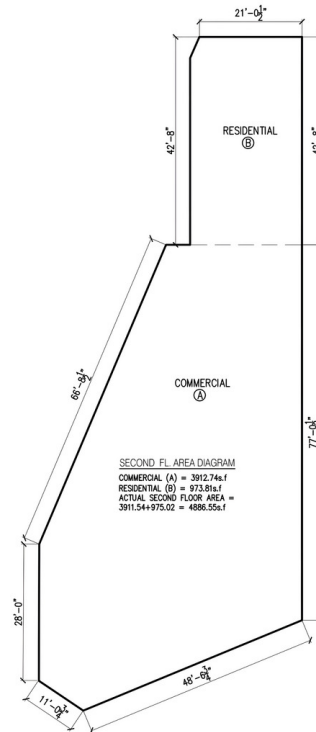
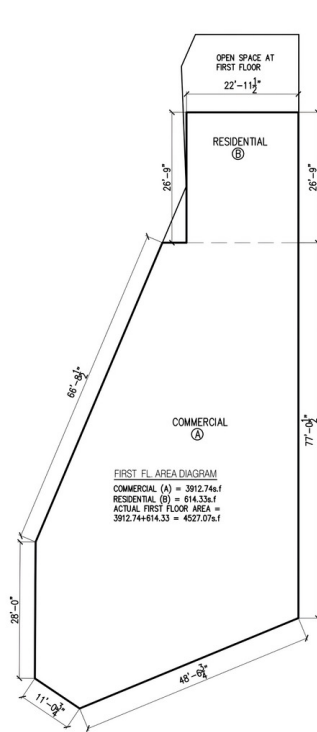
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PROPERTY SUMMARY



PROPERTY INFORMATION

Address	132-14 Liberty Avenue, Queens, NY 11419
Block & Lot	09592-0112
Neighborhood	South Richmond Hill
Cross Streets	Liberty Ave & 107th Ave
Asset Type	Mixed-Use/Retail
Lot SF	4,256 SF
Lot Size	52.75 ft x 119.58 ft
Building SF	7,800 SF
Building Size	119 ft x 48 ft
Ground Floor SF	3,900 SF (Retail)
2nd Floor SF	3,900 SF (Office)
No. of Stories	2 Stories
Commercial Space	3 Ground-Floor Retail Storefronts
Secondary Space	2 (Subdivisible) Upper Units (Office)
Year Built	2025 (New Construction)
Tax Incentive	15-Year ICAP Tax Abatement

RENTAL ANALYSIS

Space Configuration	SF	Asking Rent (Annual Base)
Liberty Ave Storefront A	1,100	\$65.00 PSF (+ share of taxes)
Liberty Ave Storefront B	1,100	\$65.00 PSF (+ share of taxes)
135th St Storefront	650	\$60.00 PSF (+ share of taxes)
2nd Floor Office (Subdivisible)	3,900	\$35.00 PSF (+ property taxes)

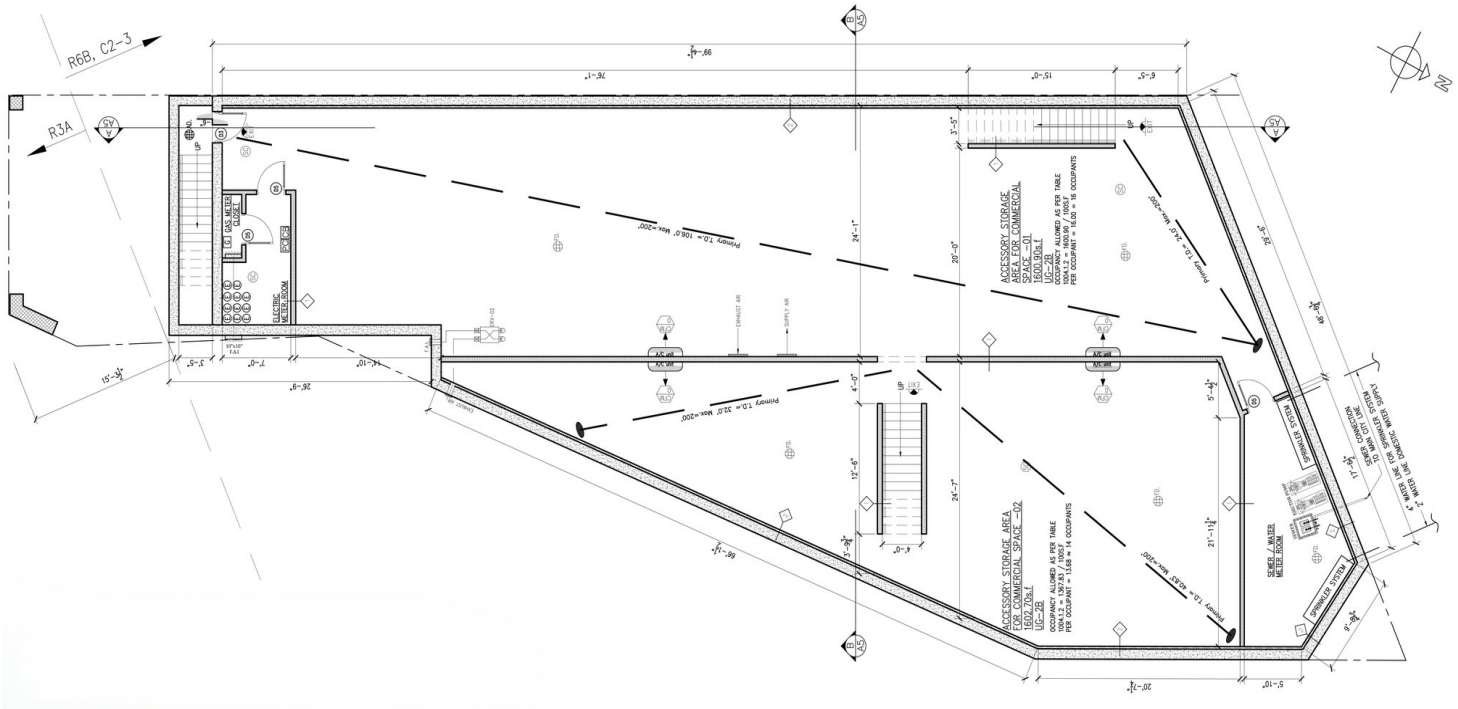
PROPERTY HIGHLIGHTS

- Prime corner mixed-use investment opportunity in the South Richmond Hill neighborhood of Queens.
- Approximately 3,900 SF of ground-floor retail and 3,900 SF of second-floor office space with a private entrance and two bathrooms, offering flexible occupancy.
- Prominent corner location along Liberty Ave and 135th St, directly across from Sybil's Bakery & Restaurant, driving strong pedestrian traffic and visibility.
- 15-year ICAP Tax Abatement in place, reducing real estate taxes and minimizing NNN operating expenses.
- Turnkey retail suites, each with an independent electric panel, private bathroom, and split-system HVAC, while the second floor can accommodate a single tenant or be subdivided.
- Conveniently located near the 111th Street Station (BMT Jamaica Line) (J train) and Ozone Park–Lefferts Boulevard Station (A train), providing convenient access to Brooklyn, Lower Manhattan, and JFK Airport.

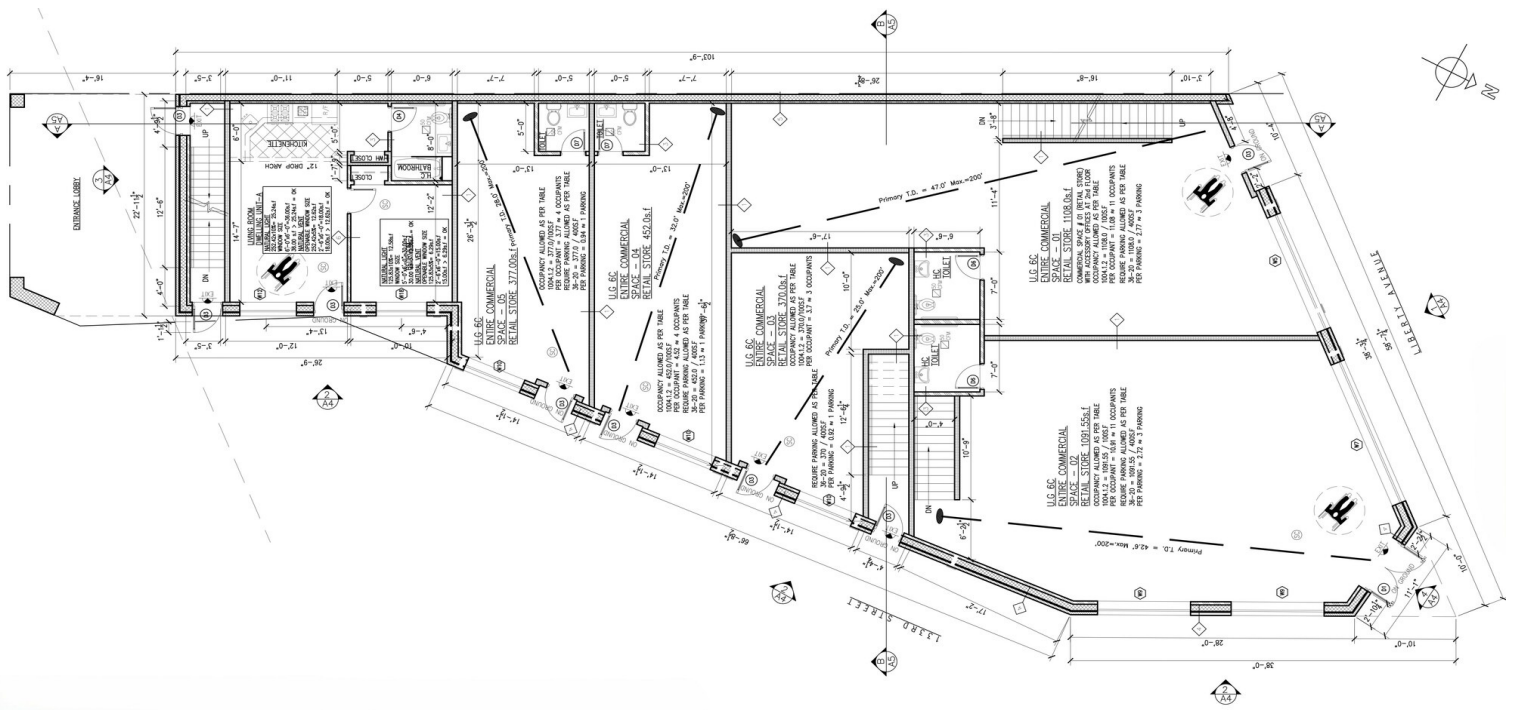
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FLOOR PLANS



Cellar Floor Construction Plan



First Floor Construction Plan

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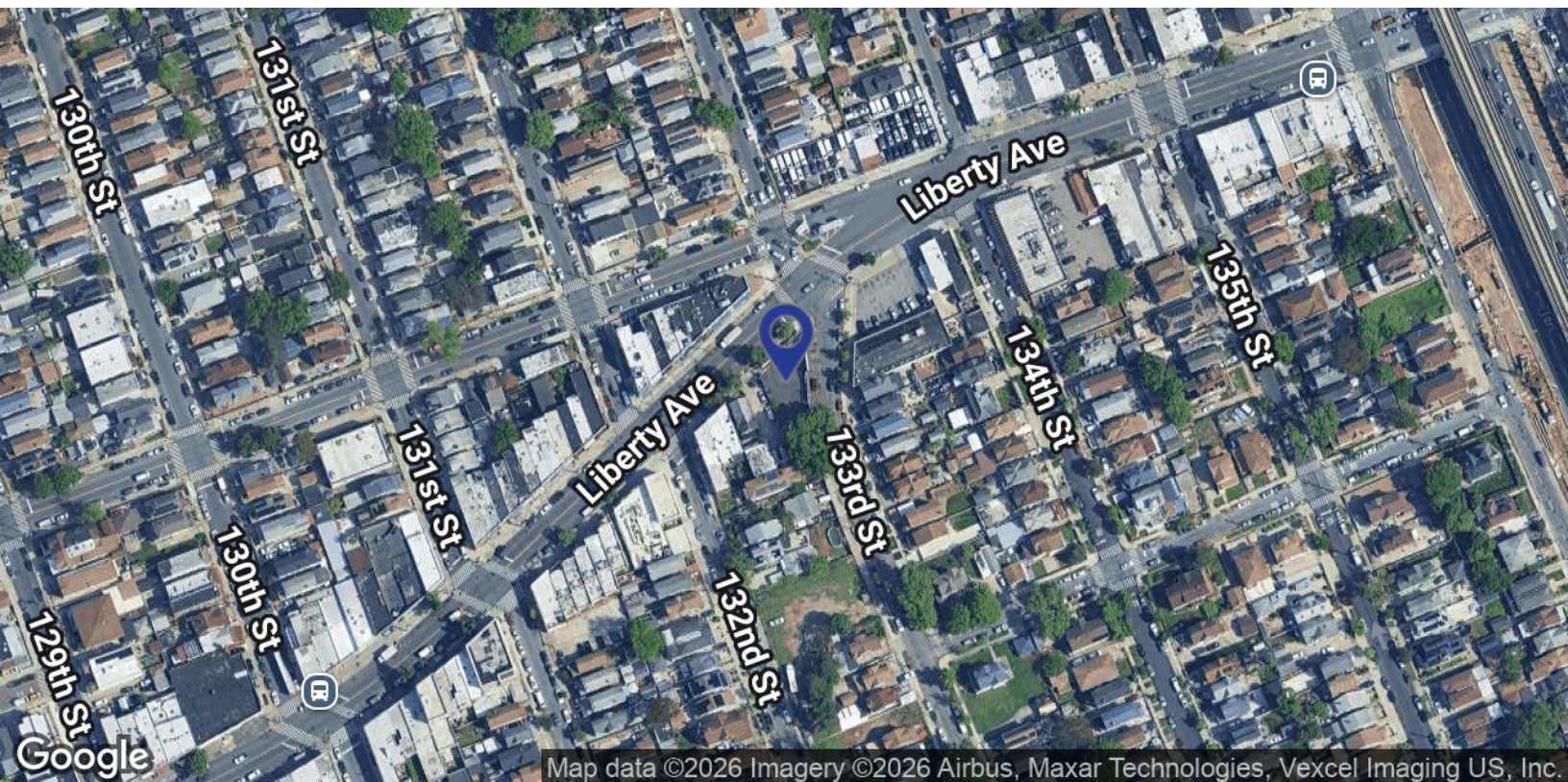




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RETAILER & AERIAL MAP



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