

INVESTMENT SALE — NET LEASED RETAIL

# 138-58 Francis Lewis Blvd

Rosedale (Queens), NY 11422



138-58 Francis Lewis Boulevard — single-tenant restaurant with on-site parking

## THE OFFERING

ASKING PRICE

**\$1,800,000**

CAP RATE — ACTUAL

**7.34%**

## PROPERTY HIGHLIGHTS

|                      |                                       |
|----------------------|---------------------------------------|
| PROPERTY TYPE        | Single-tenant retail — restaurant     |
| BUILDING SIZE        | 2,600 SF                              |
| LOT SIZE             | 6,908 SF • 60.4' × 114.6'             |
| PARKING              | 9 cars on site                        |
| TENANT               | Restaurant — lease expires 05/31/2029 |
| CURRENT RENT         | \$14,144 per month                    |
| REAL ESTATE TAXES    | \$29,778                              |
| NET OPERATING INCOME | \$132,206 (actual)                    |

## INVESTMENT HIGHLIGHTS

- **100% leased** — established restaurant operator in occupancy, lease running through May 31, 2029.
- **7.34% actual cap rate** on the \$1,800,000 asking price, before any lease extension.
- **Renewal in discussion** — ownership and the tenant are discussing a possible new 10-year lease term effective at closing.
- **Corner location with parking** — Francis Lewis Boulevard at Brookville Boulevard, with 9 dedicated on-site spaces on a 6,908 SF lot. Landlord pays real estate taxes and insurance.

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## AERIAL & LOCATION

# 138-58 Francis Lewis Blvd

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**GLOBAL**  
REALTY SERVICES

## AERIAL



*Aerial view — Francis Lewis Boulevard at Brookville Boulevard (Block 13263, Lot 20)*

## PROPERTY & CORRIDOR



*On-site parking and the Francis Lewis Boulevard retail corridor*

## LOCATION

- **Established retail corridor** — Francis Lewis Boulevard at Brookville Boulevard, southeast Queens' primary north-south commercial spine.
- **Dense residential trade area** — surrounded by one- and two-family housing in Rosedale, Laurelton and Springfield Gardens.
- **Neighboring uses** — grocery, deli, dry cleaners, optical and quick-service food along the same block.
- **Access** — MTA bus service at the Francis Lewis Blvd / Brookville Blvd stop; minutes to the Belt Parkway and Sunrise Highway, and approximately three miles to JFK International Airport.

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