



Industrial to Retail NNN Investment Opportunity

134-10 & 134-12 Atlantic Avenue, South Richmond Hill, Queens



EXCLUSIVE OFFERING

Property Information

Industrial to Retail NNN Investment Sale
134-10 & 134-12 Atlantic Avenue, Queens



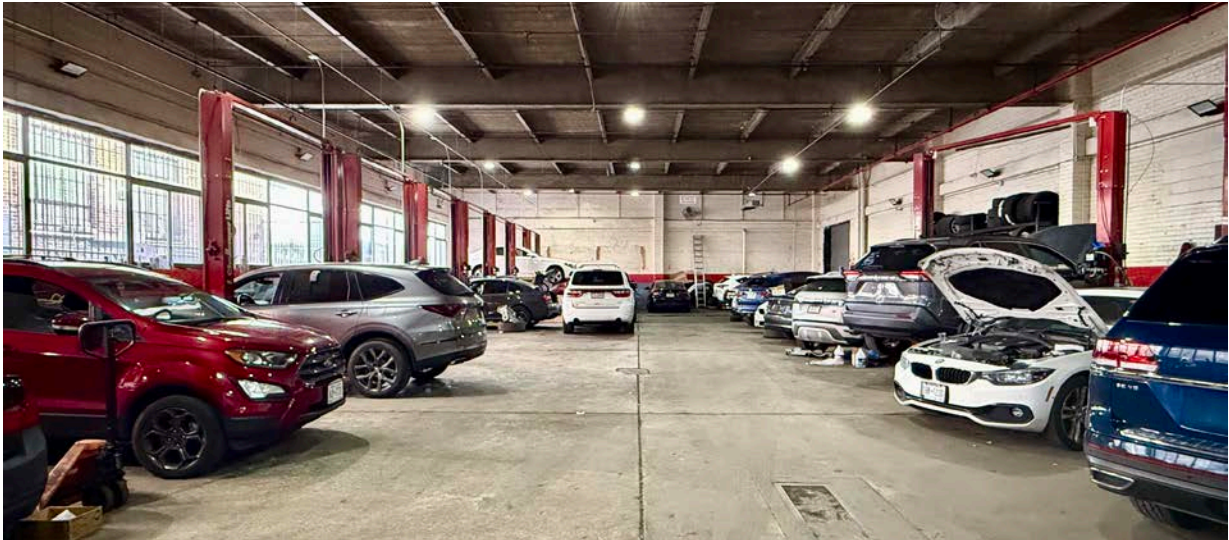
DY Realty Group LLC has been exclusively retained for the sale of this rare industrial-to-retail investment opportunity in South Richmond Hill, Queens.

This unique assemblage features 24,045 sf of total building area, consisting of:

- 7,685 sf at Atlantic Avenue & 134th Street
- 16,360 sf spanning from Atlantic Avenue through 95th Avenue
- Additionally, there is 4,540 sf of paved and fenced yard space

The entire property is NNN leased to Elite Mitsubishi, which operates its Sales, Service, and Parts Department on-site. The lease has approximately 5 years and 8 months remaining on the lease term with 3% annual escalations. The tenant pays 100% of real estate taxes, insurance, and operating expenses. There is also an opportunity for additional upside with 2,470 SF of second-floor flex space that is currently vacant.

Strategically positioned on a high-traffic thoroughfare, this property offers exceptional visibility and accessibility along Atlantic Avenue and the Van Wyck Expressway, with a daily traffic count exceeding 51,000 vehicles. The location provides direct access to key arteries in Brooklyn and Queens, connecting to the Van Wyck Expressway near JFK Airport.



134-10 Atlantic Avenue

Block / Lot	9450 / 30
Total Building	7,685 sf 2-Story
Ground Floor	5,215 sf
2nd Floor	2,470 sf Flex Space
Total Land	1,400 sf
Total Plot	6,615 sf
Zoning	M1-1
Year Built	1930
Year Altered	2010
Property Taxes	\$51,848.00 (2025/2026)

134-12 Atlantic Avenue

Block / Lot	9450 / 34
Total Building	16,360 sf 1-Story
Total Land	3,140 sf
Total Plot	19,500 sf
Zoning	M1-1 / R5 / R4A / C2-3
Year Built	1951
Property Taxes	\$62,424.00 (2025/2026)
Total Building	24,045 sf
Total Land	4,540 sf

For More Information or To Schedule
A Tour, Contact Exclusive Agent:

Kris Jimenez | 718-729-7474 x120 | 347-865-2945 Cell | KJimenez@DYRealty.com

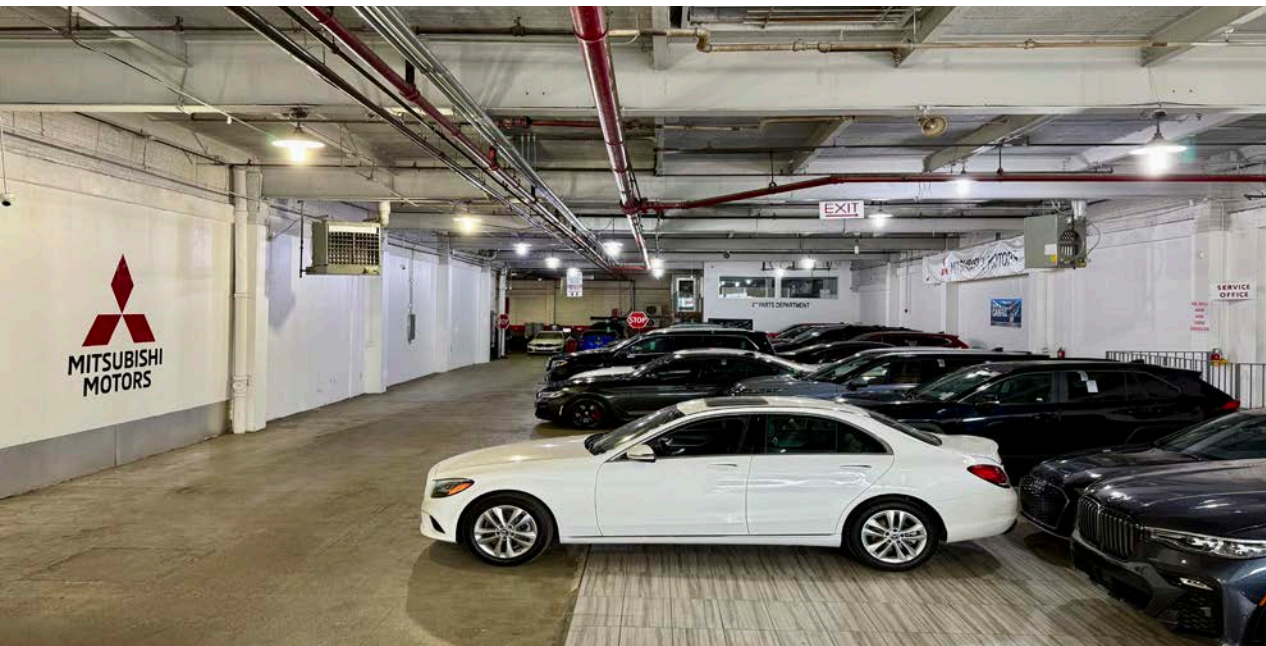
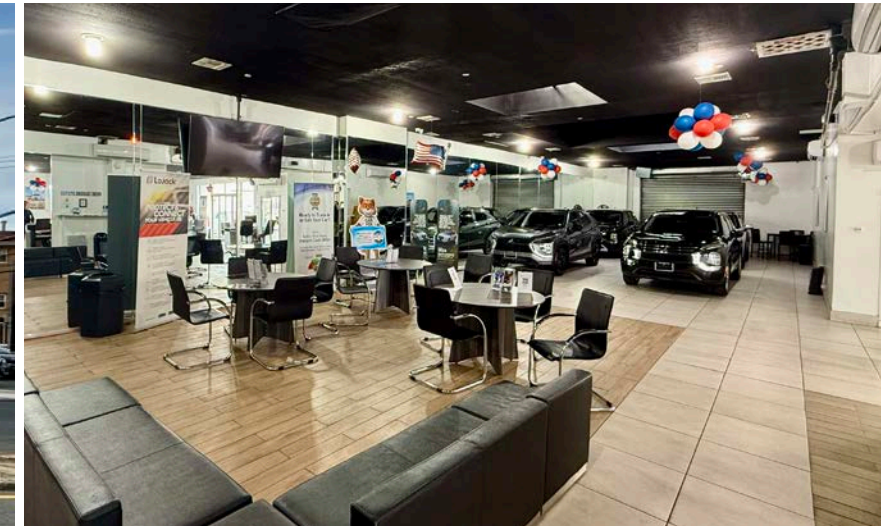
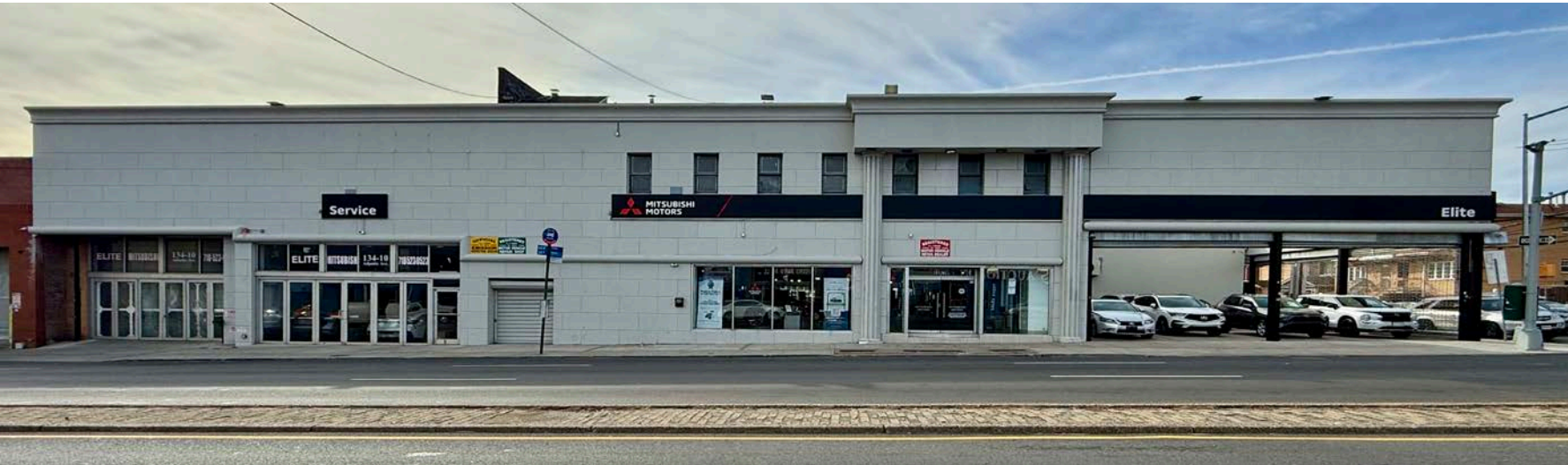


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Property Photos

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Financial Information

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Elite Mitsubishi - Leases 100% of Site

Current Rent \$486,219.81 (2024/2025)

Lease Structure NNN

Lease Start December 1, 2020

Lease End November 30, 2030

Increases 3% Annually

Property Taxes Tenant Pays 100%

Property Insurance Tenant Pays 100%

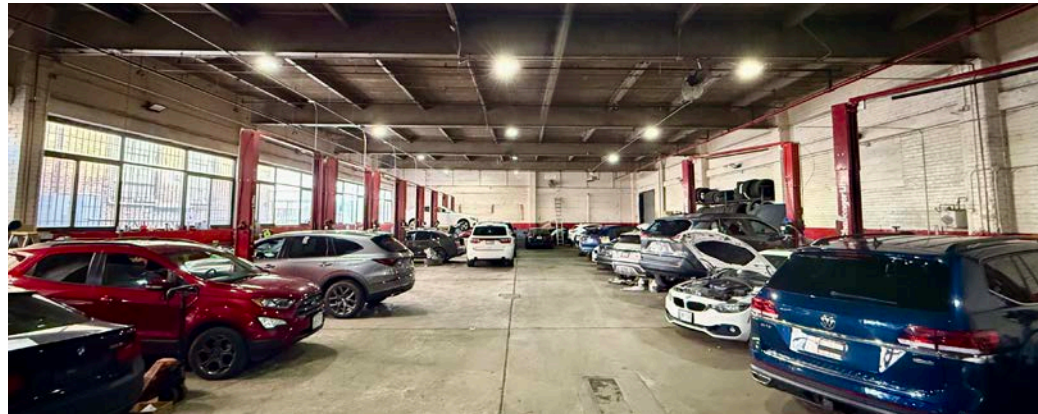
Operating Expenses Tenant's Responsibility

Note:

Full lease, Recent Phase 1 Environmental Report, and Certificate of Occupancy are available upon request.

Base Rent Schedule

Year	Dates	Base Rent	Escalations
1	December 1, 2020 - November 30, 2021	\$432,000.00	-
2	December 1, 2021 - November 30, 2022	\$444,960.00	3%
3	December 1, 2022 - November 30, 2023	\$458,308.80	3%
4	December 1, 2023 - November 30, 2024	\$472,058.06	3%
5	December 1, 2024 - November 30, 2025	\$486,219.81	3%
6	December 1, 2025 - November 30, 2026	\$500,806.40	3%
7	December 1, 2026 - November 30, 2027	\$515,830.59	3%
8	December 1, 2027 - November 30, 2028	\$531,305.51	3%
9	December 1, 2028 - November 30, 2029	\$547,244.68	3%
10	December 1, 2029 - November 30, 2030	\$563,662.02	3%



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Area Profile

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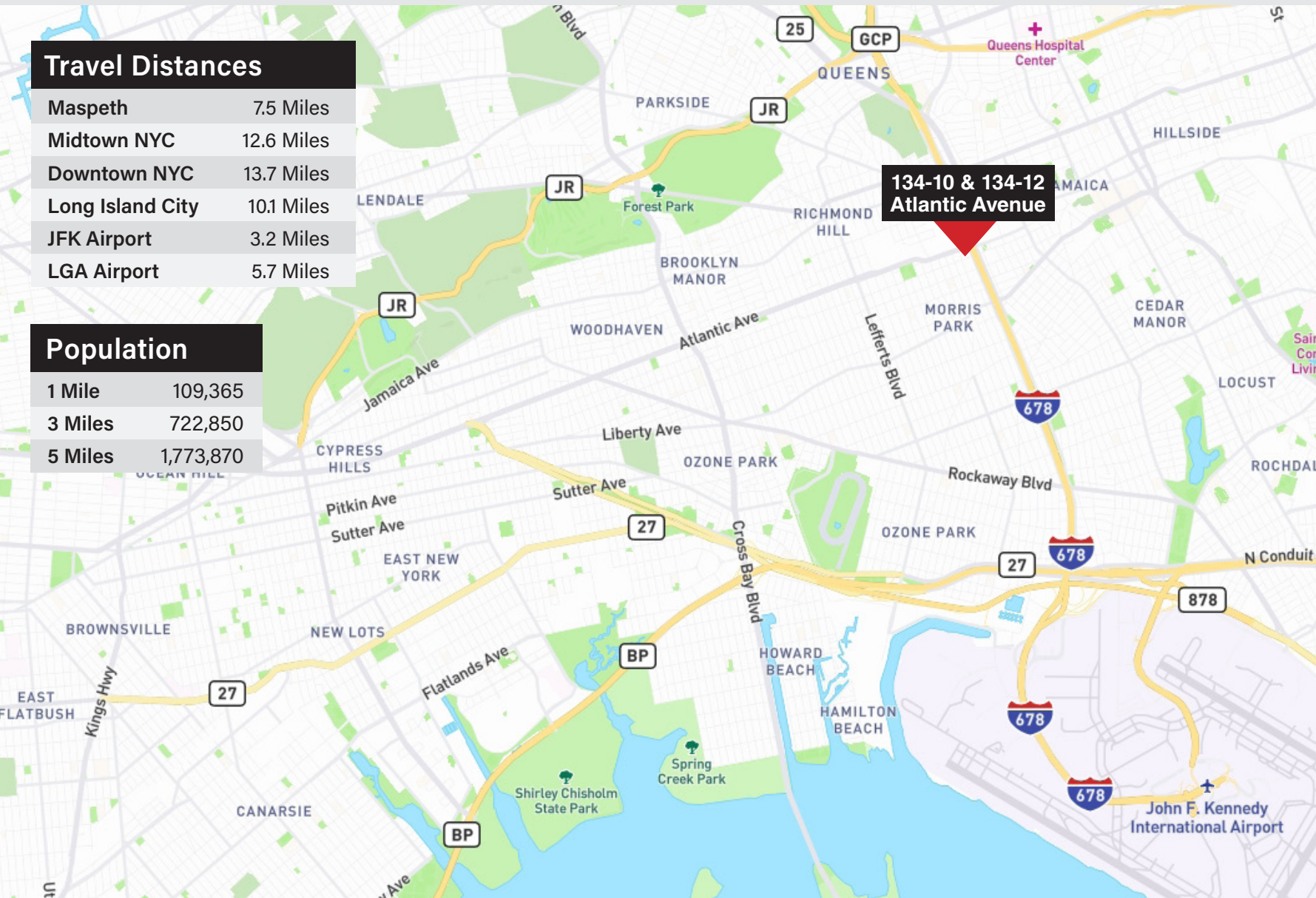


Travel Distances

Maspeth	7.5 Miles
Midtown NYC	12.6 Miles
Downtown NYC	13.7 Miles
Long Island City	10.1 Miles
JFK Airport	3.2 Miles
LGA Airport	5.7 Miles

Population

1 Mile	109,365
3 Miles	722,850
5 Miles	1,773,870



Queens, a sprawling and dynamic borough of New York City, stands as a testament to both considerable size and robust economic strength. It is the largest of the five boroughs in terms of land area, and the second most populous, making it a significant demographic and economic force within the city and the nation.

Strategic Location and Unparalleled Connectivity:

Queens' geographical position within the New York City metropolitan area is a major asset. Its proximity to Manhattan, Brooklyn, and the broader region creates a vital distribution and logistics nexus.

This includes major highways like the Brooklyn-Queens Expressway (BQE), Grand Central Parkway, and Long Island Expressway, facilitating truck transport. Two major international airports, John F. Kennedy International Airport (JFK) and LaGuardia Airport (LGA), enabling efficient air cargo movement. Extensive subway and rail networks, supporting workforce accessibility.

Community & Culture:

The neighborhood boasts a rich cultural tapestry, with various ethnic enclaves contributing to its vibrant atmosphere. The presence of “Little Guyana” along Liberty Avenue and “Little Punjab” along 101st Avenue highlights the area’s Indo-Caribbean and South Asian influences. These communities have established numerous businesses, restaurants, and cultural institutions that reflect their heritage. Overall, South Richmond Hill is a dynamic and diverse neighborhood with a strong sense of community, offering a blend of cultural experiences and convenient access to key parts of New York City.

Dynamic Market Conditions and Investment Opportunities:

The Queens investment market is highly competitive, with strong investor interest due to its favorable fundamentals.

Factors influencing market dynamics include:

- Limited land availability, which can drive up property values.
- Zoning regulations and development restrictions.
- The ongoing revitalization of certain industrial areas.

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