

FOR SALE

# PRIME HOWARD BEACH STRIP CENTER

164-24  
CROSS BAY  
BOULEVARD



AT 164<sup>TH</sup> AVENUE AND 92<sup>ND</sup> STREET

**GAVIOS**  
REALTY GROUP, LLC





**10 RETAIL UNITS AND 1 TWO  
BEDROOM APARTMENT**

**OVER 90% LEASED**

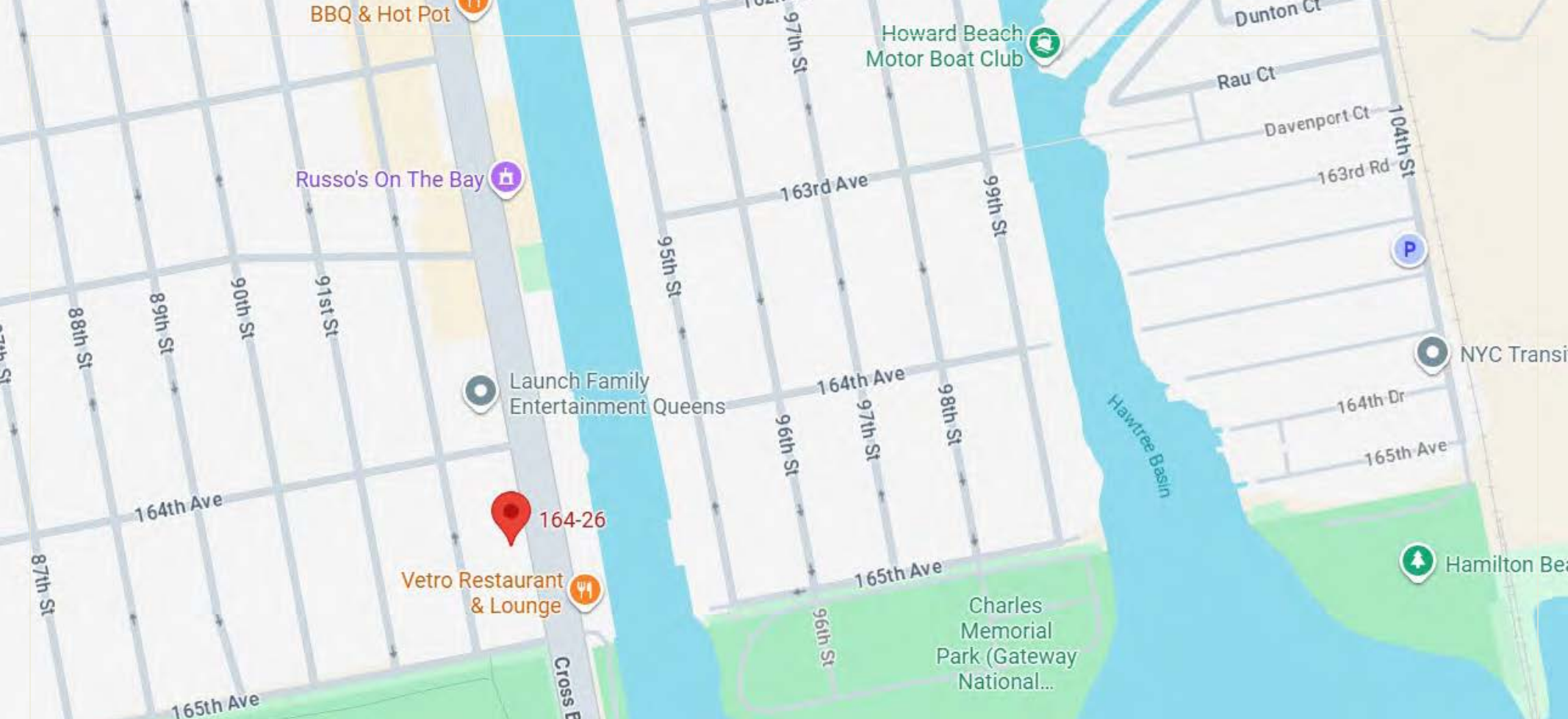
**APPROX 16,000 SQUARE FEET.**

**PROJECTED NOI: OVER \$450K**



**GAVIOS**  
REALTY GROUP, LLC





## NEIGHBORS

Ace Hardware, Crossbay Motorsports, Burger King, United States Post Office, McDonald's, Chipotle, Petco, Starbucks, Aqueduct Race Tract, JFK Airport, Spring Creek Park, Charles Memorial Park, Hamilton Beach Park, Vetrol Restaurant and Lounge, Russo's On the Bay, KPOT Korean BBQ, Lenny's Clam Bar, Riley's Yacht Club, Howard Beach Motor Boat Club, , Belt Parkway, Van Wyck Expressway

## AARON GAVIOS

CHAIRMAN & CEO

AARON@GAVIOSREALTY.COM

WWW.GAVIOSREALTY.COM

14 PENN PLAZA, SUITE 1800

NEW YORK, NY 10122

TEL: 212.971.0007

FAX: 212.971.1444

Gavios Realty Group, LLC makes no warranty, expressed or implied, as to the accuracy or completeness of this communication and any attachment. This communication may contain errors and omissions. Nothing herein is binding on any party.

**GAVIOS**  
REALTY GROUP, LLC