

FOR SALE

106 Point Condominium

106-07 NORTHERN BLVD, UNIT 1A, CORONA, NY 11368

PRICING ON REQUEST



THE OPPORTUNITY

106-07 Northern Blvd, Unit 1A

4,665 SF

- 01** 28,636 vehicles a day on Northern Blvd, 2019 count
- 02** 114,552 people and 33,482 households within one mile
- 03** 18'2" ceiling height, sprinklered with a 15 HP electric fire pump and jockey pump.
- 04** Elevator serving the cellar, 1st floor and mezzanine.



SALE OVERVIEW

106-07 Northern Blvd, Unit 1A

TOTAL OFFERED 4,665 SF

THE CONDO UNIT

Building	106 Point Condominium
Size	4,665 SF
Floor	1st Floor, Mezzanine and Cellar
Proportionate share	31.7796% of the condominium
RE taxes	\$6.69 psf, estimated.
Common charges	\$1,667.74 a month.

SALE TERMS

Price	On request
-------	------------

PREMISES OVERVIEW

106-07 Northern Blvd, Unit 1A

CURRENT LAYOUT

Built out hardware store: ground floor sales floor; mezzanine office reached from the sales floor and directly from the street; cellar stock room with access to the street and the rear yard.

CURRENT CONDITION

Fully built out as a hardware store.

GAS

National Grid gas, metered to the store. Gas furnaces serve the rear portion and the basement, specifications to be confirmed.

ELECTRICAL SERVICE

Three phase service, metered to the store.

WATER AND SEWER

Two water meters, basement and first floor.

HVAC

PTACs on the mezzanine, a split system serving the front of the retail, and gas furnaces for the rear and basement. Specifications to be confirmed.

CEILING HEIGHT

18'2"

SPRINKLERS

Sprinklered, with a 15 HP electric fire pump and a jockey pump. System ready as of August 2026.

PARKING

Rear yard parking in use by the store, by arrangement with the condominium board.

DIVISIBLE

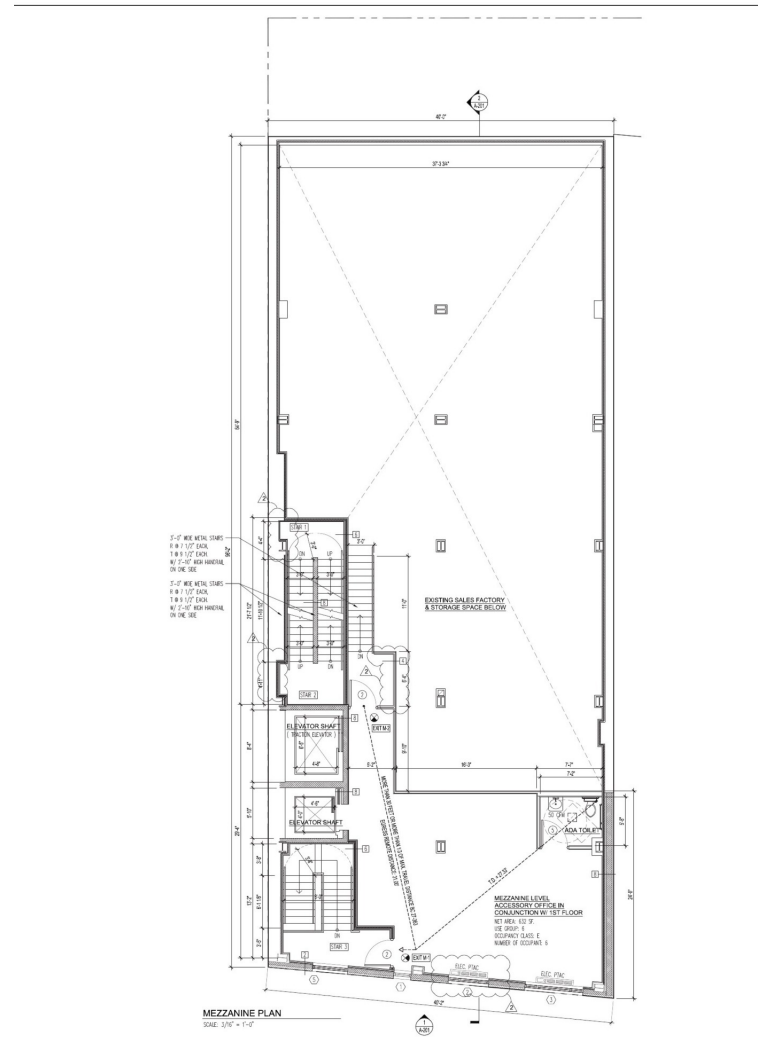
No.

FRONTAGE

20 ft.

FLOOR PLAN

Floor plan



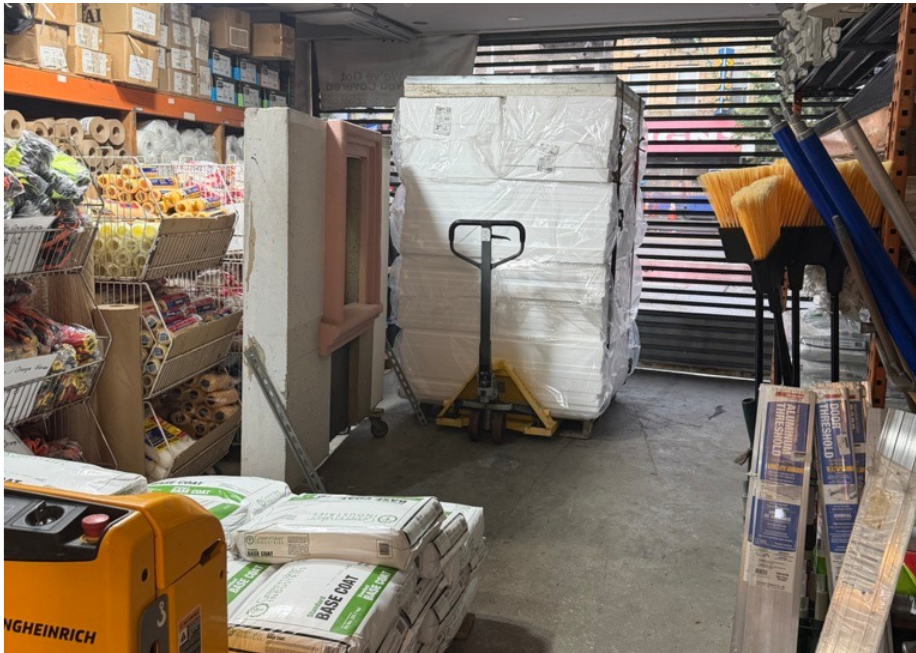
Floor plan



PHOTOGRAPHS

106-07 Northern Blvd, Unit 1A





THE SETTING

106 Point Condominium

ADDRESS

106-07 Northern Blvd, Corona, NY 11368

BLOCK

1701

LOT

7501

BUILDING CLASS

Mixed Residential & Commercial Building, a condominium (RM)

GROSS BUILDING AREA

13,193 SF

YEAR BUILT

1930

FLOORS

5

ZONING

R6A with a C2-4 overlay

COMMON AMENITIES

Two parking spaces on the first floor, for the store's exclusive use.

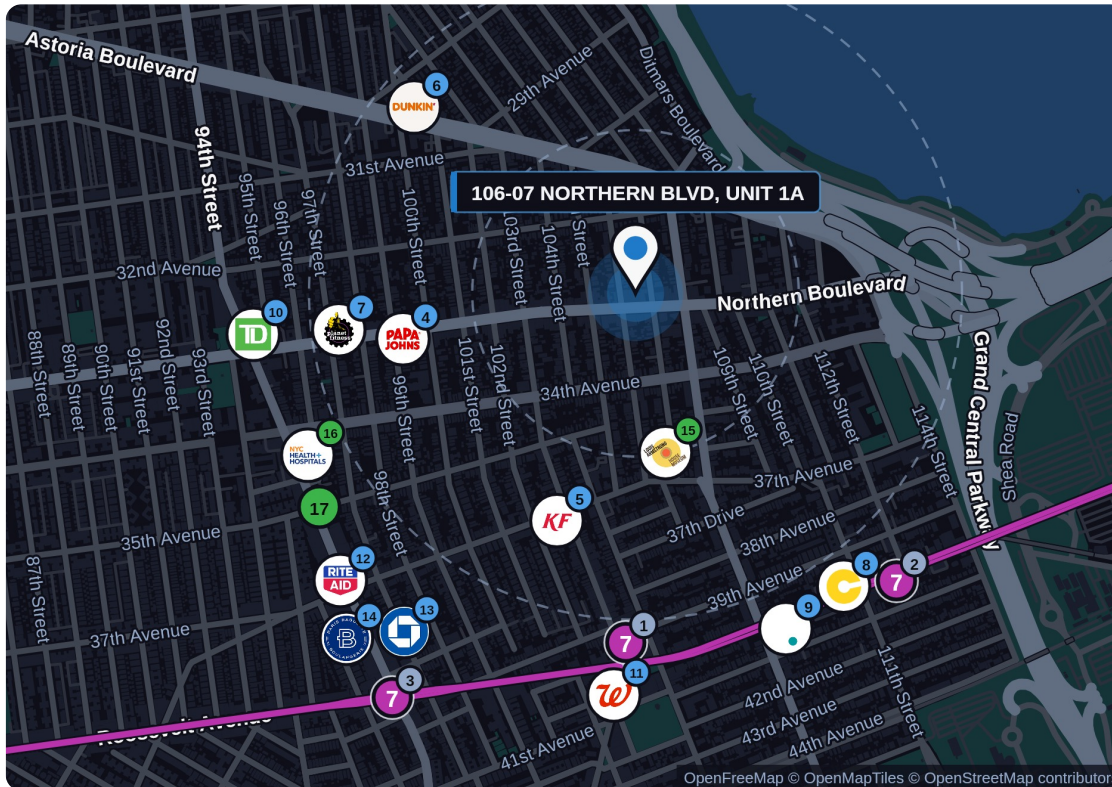


- **106-07 Northern Blvd, Unit 1A**

1	103 St-Corona Plaza Subway	15 min walk
	7 14,158 riders a weekday	
2	111 St Subway	15 min walk
	7 11,446 riders a weekday	
3	Junction Blvd Subway	22 min walk
	7 accessible, 18,476 riders a weekday	

4		Papa John's Restaurant	0.4 mi
5		Key Food Supermarket	0.4 mi
6		Dunkin' Restaurant	0.4 mi
7		Planet Fitness Fitness	0.5 mi
8		C-Town Supermarkets Supermarket	0.6 mi
9		Blink Fitness Fitness	0.6 mi
10		TD Bank Bank	0.6 mi
11		Walgreens Pharmacy	0.6 mi
12		Rite Aid Pharmacy	0.6 mi
13		Chase Bank Bank	0.6 mi
14		Paris Baguette Convenience	0.7 mi

15		Louis Armstrong House Museum Museum	0.2 mi
16		NYC Health + Hospitals/Gotham Health, Jackson Heights Hospital	0.6 mi
17		Junction Boulevard Shopping center	0.6 mi



CORONA, QUEENS

Around the block

114,552

PEOPLE WITHIN 1 MILE

33,482

HOUSEHOLDS WITHIN 1 MILE

798,619

PEOPLE WITHIN 3 MILES

\$77,285

MEDIAN HOUSEHOLD INCOME, 1 MILE

BANK BRANCHES, 1/2-MILE RADIUS

1 bank branch within half a mile

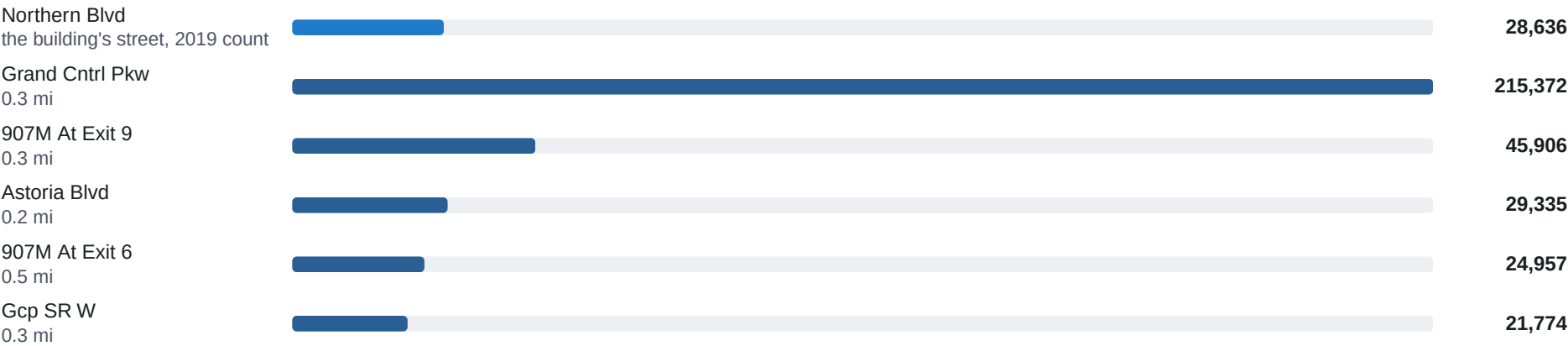
TRUCK ROUTE

0.02 mi to the nearest truck route

SHOPPING CENTERS

75-11 31 Avenue, shopping center, 98,860 SF, 1.5 mi; 90-15 Queens Boulevard, shopping center, 748,623 SF, 1.7 mi

TRAFFIC, VEHICLES A DAY



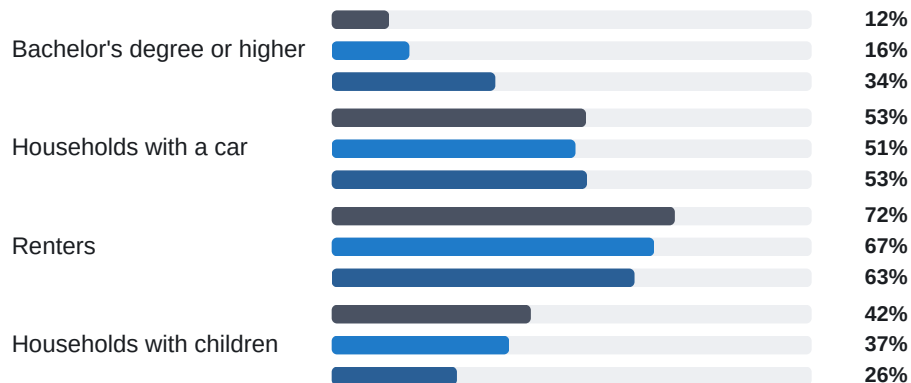
CORONA, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	43,101	114,552	798,619
Households	11,562	33,482	295,973
Workers by day	3,647	17,609	262,181
Median household income	\$78,954	\$77,285	\$78,938
Median age	33	36	42

WHO LIVES HERE

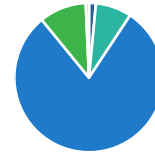
Half mile
 1 mile
 3 miles



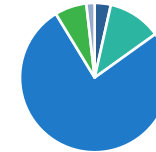
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP

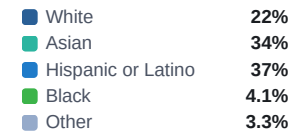
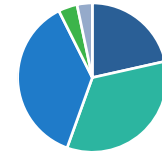
Half mile



1 mile

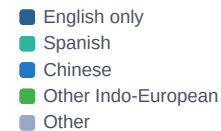
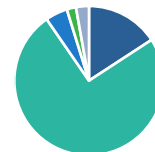


3 miles

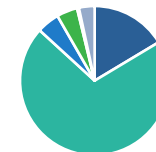


LANGUAGE AT HOME

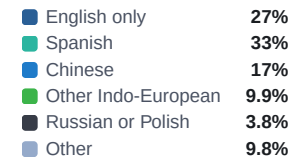
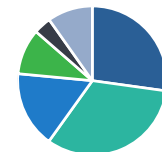
Half mile



1 mile



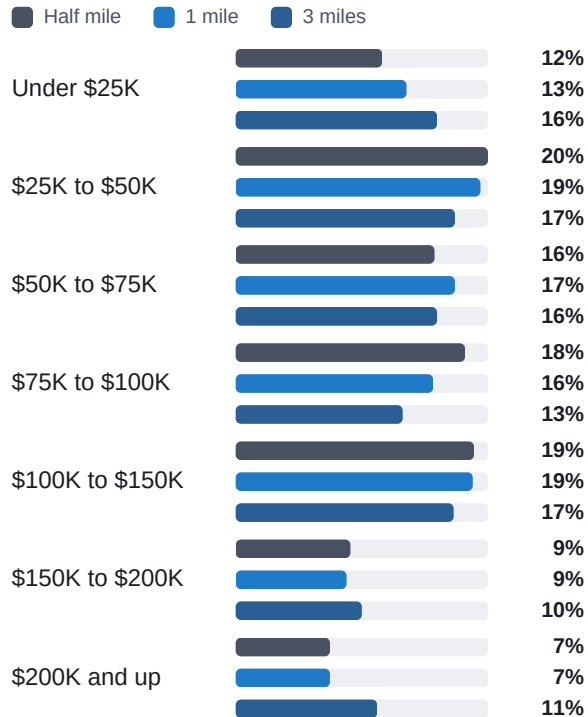
3 miles



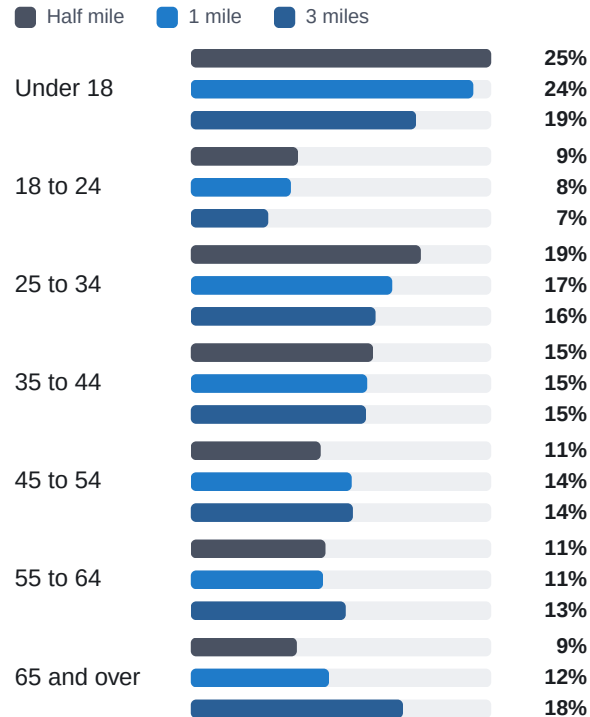
CORONA, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



3 miles



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO



PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/106-07-northern-blvd-unit-1a-l0zc



COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

28-07 Jackson Ave, Suite 09-131

Long Island City, NY 11101

inquiry@origincre.ai

(917) 661-8061

origincre.ai

Something to add or correct? Tell us: [Suggestions](#)

DISCLAIMER

This brochure is a summary of the property and the sale opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the seller; sizes are approximate. Prospective buyers and their advisors should confirm all information themselves. The seller may change the terms or withdraw the property at any time, and any sale is subject to the seller's approval and a signed contract of sale.