

COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE

FOR SALE / OFFICE, MEDICAL

Skyview Wellness

40-22 COLLEGE POINT BLVD, UNIT E26, FLUSHING, NY 11354

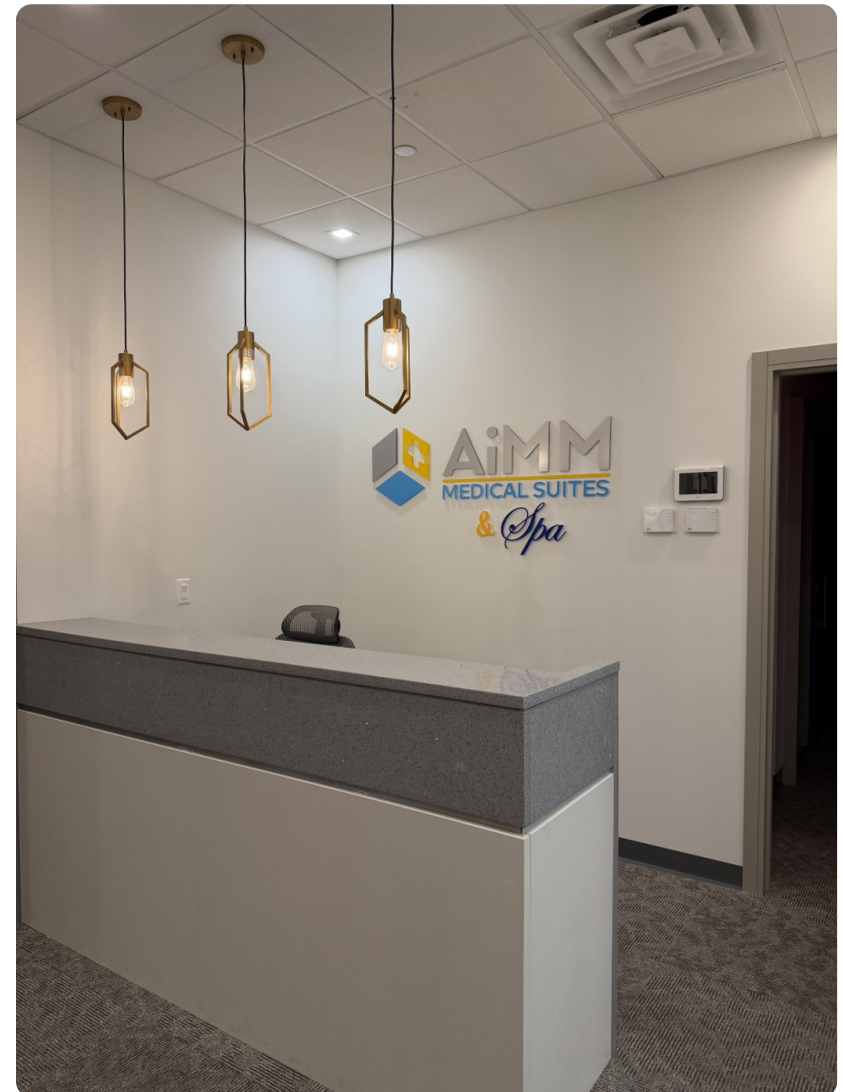
PRICING ON REQUEST

THE OPPORTUNITY

40-22 College Point Blvd, Unit E26

1,440 SF · OFFICE, MEDICAL

- 01 Turnkey medical build out, renovated 2019
- 02 Covered parking garage with 2,500 spaces
- 03 Flushing-Main St (7) nearby



SALE OVERVIEW

40-22 College Point Blvd, Unit E26

TOTAL OFFERED 1,440 SF

THE CONDO UNIT

Building	Sky View Center Commercial Condominium
Size	1,440 SF
Floor	5
Proportionate share	0.1486% of the condominium
RE taxes	\$7.85 psf, about \$11,298 for fiscal 2027 with the tax exemption lapsed; the owner says it will be restored, about \$5,229 a year with it
Common charges	\$1,125.85 a month

SALE TERMS

Price	On request
NOI leased up	\$47,191 a year
Leased up: Suite E20 - Medical Office let at the asking rent, with electric paid by the tenant, less RE taxes, common charges and electric.	
Possession	Immediate

PREMISES OVERVIEW

40-22 College Point Blvd, Unit E26

CURRENT LAYOUT

Laid out with 6 rooms, 1 bathroom and a reception area.

CONDITION STATUS

Turnkey medical office

SPRINKLERS

Sprinklered

PARKING

2,500 spaces

DIVISIBLE

No

FLOOR PLAN

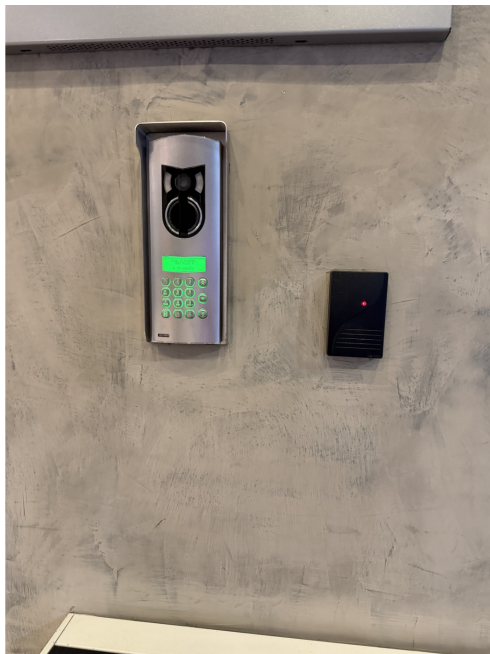
Floor plan



PHOTOGRAPHS

40-22 College Point Blvd, Unit E26





THE SETTING

Sky View Center Commercial Condominium

ADDRESS

40-22 College Point Blvd, Flushing, NY 11354

BLOCK

5066

LOT

7501

BUILDING CLASS

Commercial Building, a condominium (RC)

GROSS BUILDING AREA

1,591,806 SF

YEAR BUILT

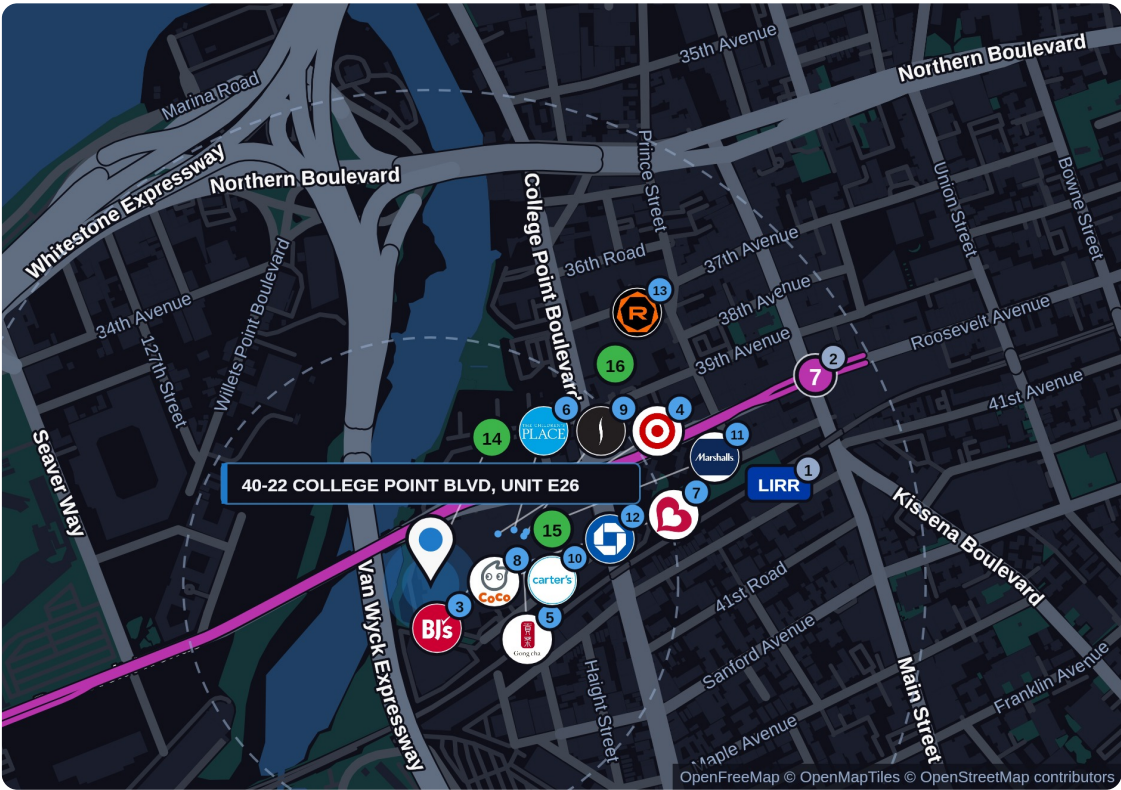
2006

ZONING

C4-2



The block



STRAIGHT-LINE DISTANCES

40-22 College Point Blvd, Unit E26

TRANSIT

- 1 LIRR Flushing Main Street LIRR, Port Washington accessible 12 min walk
- 2 7 Flushing-Main St Subway accessible, 45,608 riders a weekday 13 min walk

NEARBY BUSINESSES

- 3 BJ's BJ's Wholesale Club Supermarket 0.05 mi
- 4 Target Target Department store 0.09 mi
- 5 Gong Cha Gong Cha Coffee 0.1 mi
- 6 The Children's Place The Children's Place Retail 0.1 mi
- 7 Burlington Burlington Department store 0.1 mi
- 8 CoCo CoCo Coffee 0.1 mi
- 9 SEPHORA SEPHORA Retail 0.1 mi
- 10 OshKosh B'gosh OshKosh B'gosh Retail 0.1 mi
- 11 Marshalls Marshalls Department store 0.1 mi
- 12 Chase Chase Bank 0.2 mi
- 13 Regal Tangram Regal Tangram Cinema 0.3 mi

LANDMARKS

- 14 Sky View Center Management Office Shopping center 0.03 mi
- 15 The Shops at Skyview The Shops at Skyview Shopping center 0.1 mi
- 16 Tangram Tangram Shopping center 0.3 mi

FLUSHING, QUEENS

Around the block

80,159

PEOPLE WITHIN 1 MILE

32,097

HOUSEHOLDS WITHIN 1 MILE

752,259

PEOPLE WITHIN 3 MILES

\$56,546

MEDIAN HOUSEHOLD INCOME, 1 MILE

NEIGHBORS

The Shops at Skyview retail (on-site): Target, BJ's Wholesale Club, Marshalls, Burlington, Nike Clearance Store, CVS Pharmacy, Starbucks

SHOPPING CENTERS

139-15 20 Avenue, shopping center, 76,727 SF, 1.8 mi; 132-01 20 Avenue, shopping center, 67,210 SF, 1.8 mi

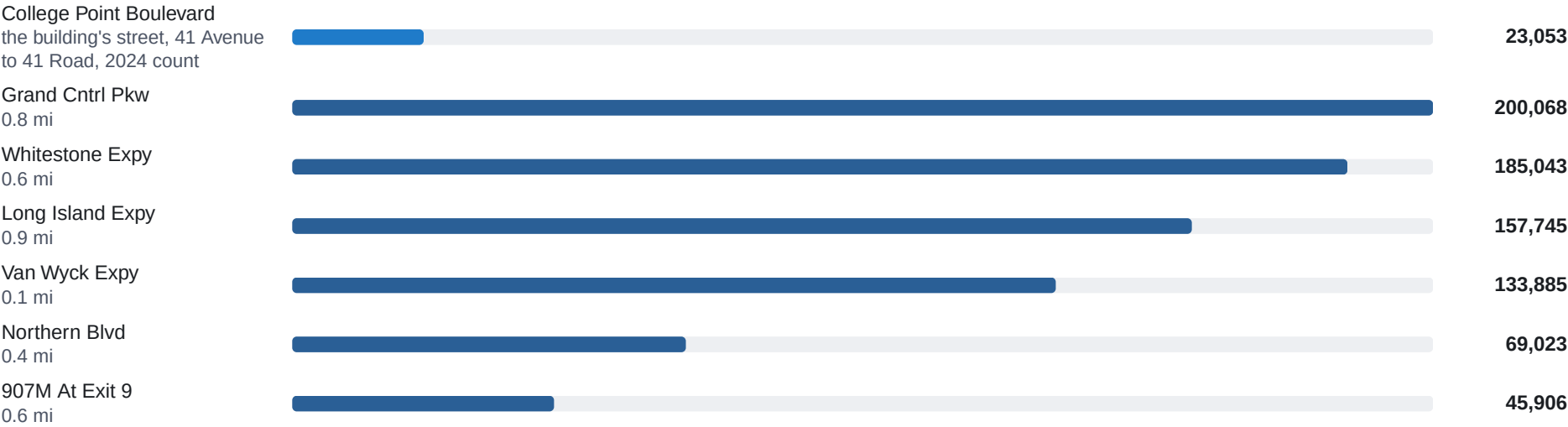
BANK BRANCHES, 1/2-MILE RADIUS

24 bank branches within half a mile

TRUCK ROUTE

0.05 mi to the nearest truck route

TRAFFIC, VEHICLES A DAY



Straight-line distances. Information from sources deemed reliable.

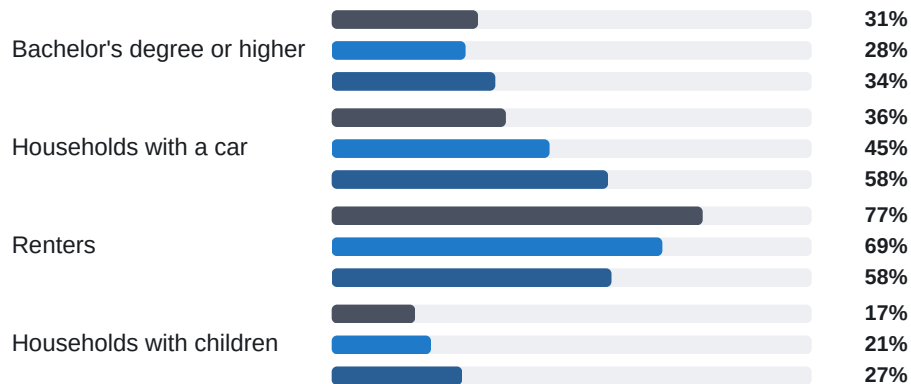
FLUSHING, QUEENS

The people

	HALF MILE	1 MILE	3 MILES
Population	12,212	80,159	752,259
Households	4,966	32,097	273,352
Workers by day	21,829	54,617	240,486
Median household income	\$58,724	\$56,546	\$80,133
Median age	44	47	42

WHO LIVES HERE

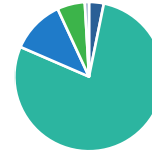
■ Half mile
 ■ 1 mile
 ■ 3 miles



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

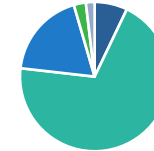
RESIDENTS BY GROUP

Half mile



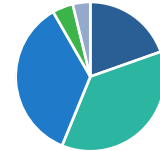
White	3.2%
Asian	78%
Hispanic or Latino	12%
Black	6.0%
Other	0.9%

1 mile



White	3.2%
Asian	78%
Hispanic or Latino	12%
Black	6.0%
Other	0.9%

3 miles



White	7.1%
Asian	70%
Hispanic or Latino	19%
Black	2.6%
Other	1.9%

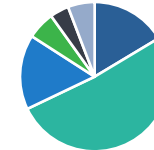
LANGUAGE AT HOME

Half mile



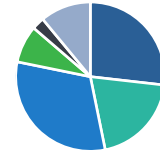
English only	15%
Chinese	67%
Spanish	9.7%
Other Indo-European	4.4%
Korean	1.1%
Other	2.7%

1 mile



English only	16%
Chinese	52%
Spanish	16%
Other Indo-European	6.0%
Korean	4.1%
Other	5.8%

3 miles

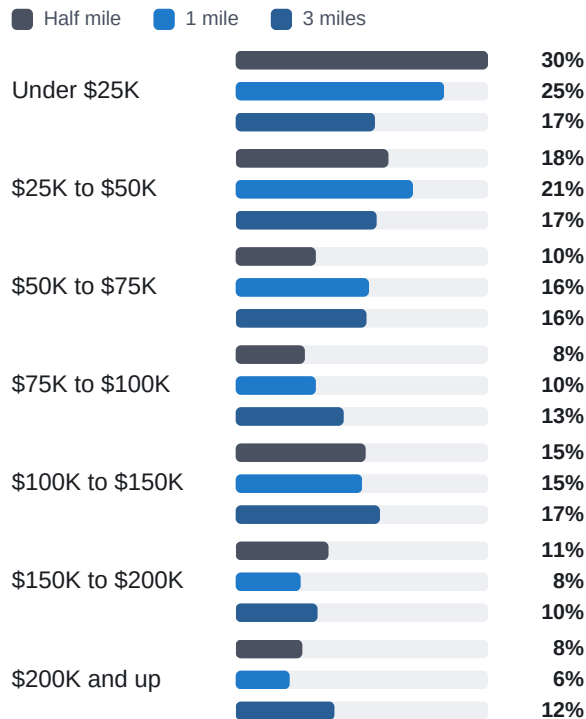


English only	27%
Chinese	20%
Spanish	31%
Other Indo-European	8.1%
Korean	2.7%
Other	11%

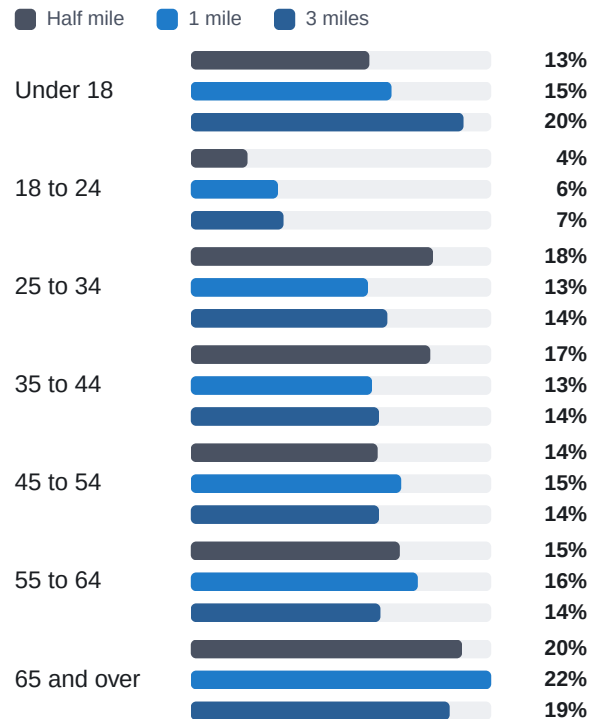
FLUSHING, QUEENS

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

TIFFANY WONG
DIRECTOR



PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/40-22-college-point-blvd-unit-e26-vuf4



COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

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

DISCLAIMER

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