



FUNERAL HOME WITH DEVELOPMENT OPPORTUNITY IN JAMAICA, QUEENS!

107-44 Sutphin Blvd.
Jamaica, NY 11435



PROPERTY SUMMARY

Offering Price	\$4,150,000.00
Parcel ID	11945-0052+0067
Lot Size SF	14,700
Building SF	6,968
Buildable SF	29,400
Zoning Type	Commercial + Resi
Zone	R5D/C2-4
Frontage	155.00 Ft
Parking Spaces	25
Street Frontage	3
Property Location	Corner
County	Queens
Year Built	1931
Taxes	\$44,937

INVESTMENT SUMMARY

Currently, a 6,968 square foot funeral home building which has been in business for over 70 years. The building is located on a corner lot totaling 14,700 SF, with access to 3 streets, and a 25 car parking lot, making it an ideal opportunity for a funeral home operator, retail drive-thru opportunity, school/church conversion, or multifamily development.





CROWE'S FUNERAL HOMES, INC.

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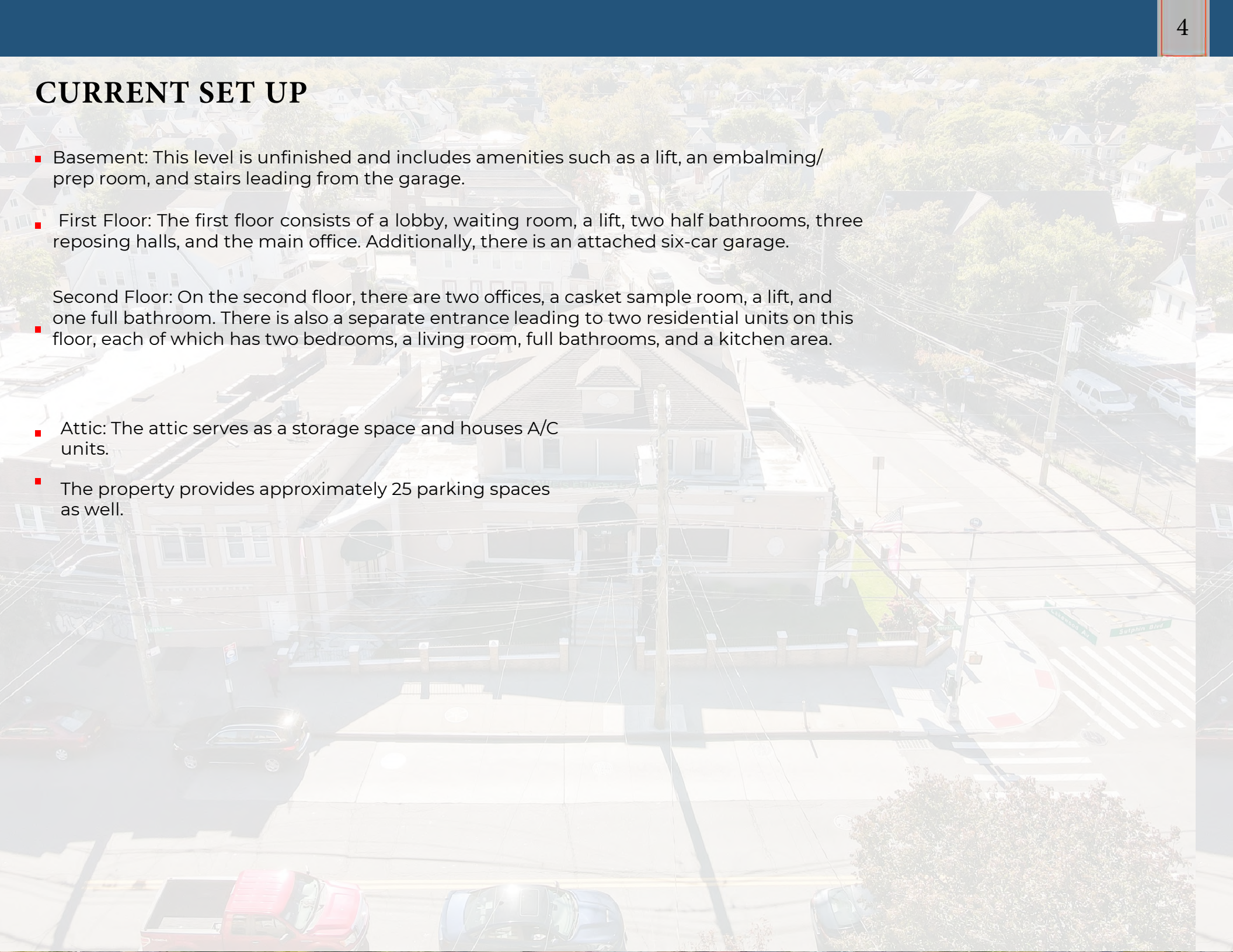
LAKWOOD

CURRENT SET UP

- Basement: This level is unfinished and includes amenities such as a lift, an embalming/prep room, and stairs leading from the garage.
- First Floor: The first floor consists of a lobby, waiting room, a lift, two half bathrooms, three reposing halls, and the main office. Additionally, there is an attached six-car garage.

Second Floor: On the second floor, there are two offices, a casket sample room, a lift, and one full bathroom. There is also a separate entrance leading to two residential units on this floor, each of which has two bedrooms, a living room, full bathrooms, and a kitchen area.

- Attic: The attic serves as a storage space and houses A/C units.
- The property provides approximately 25 parking spaces as well.

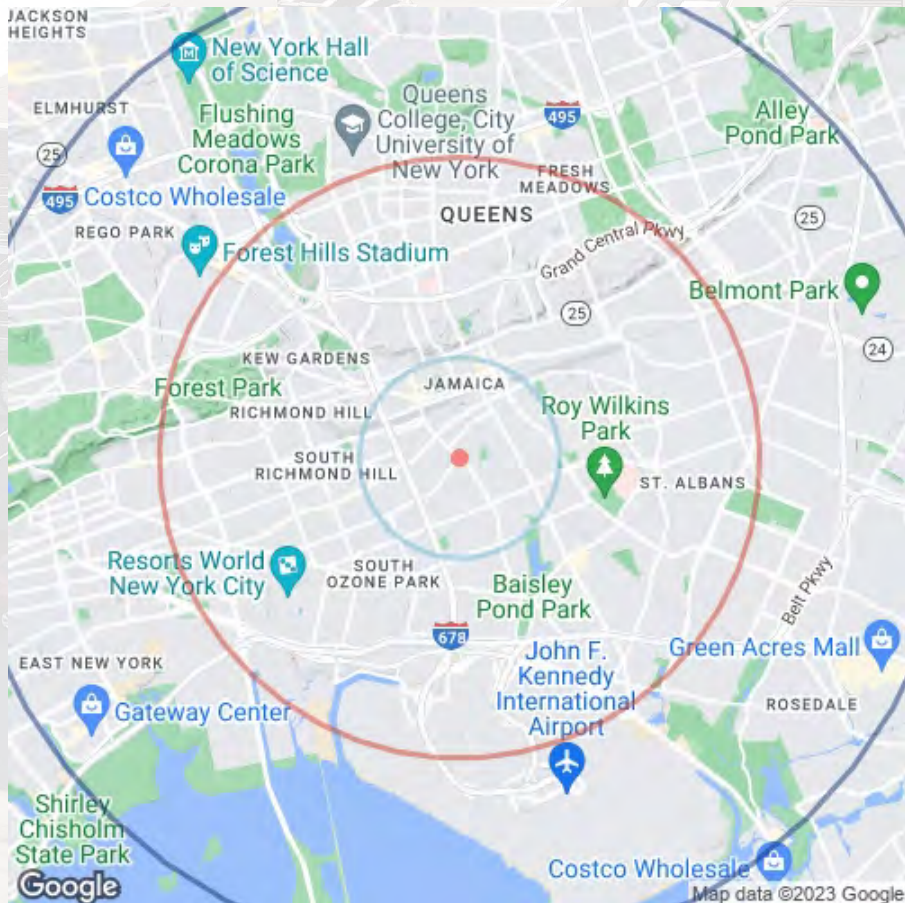




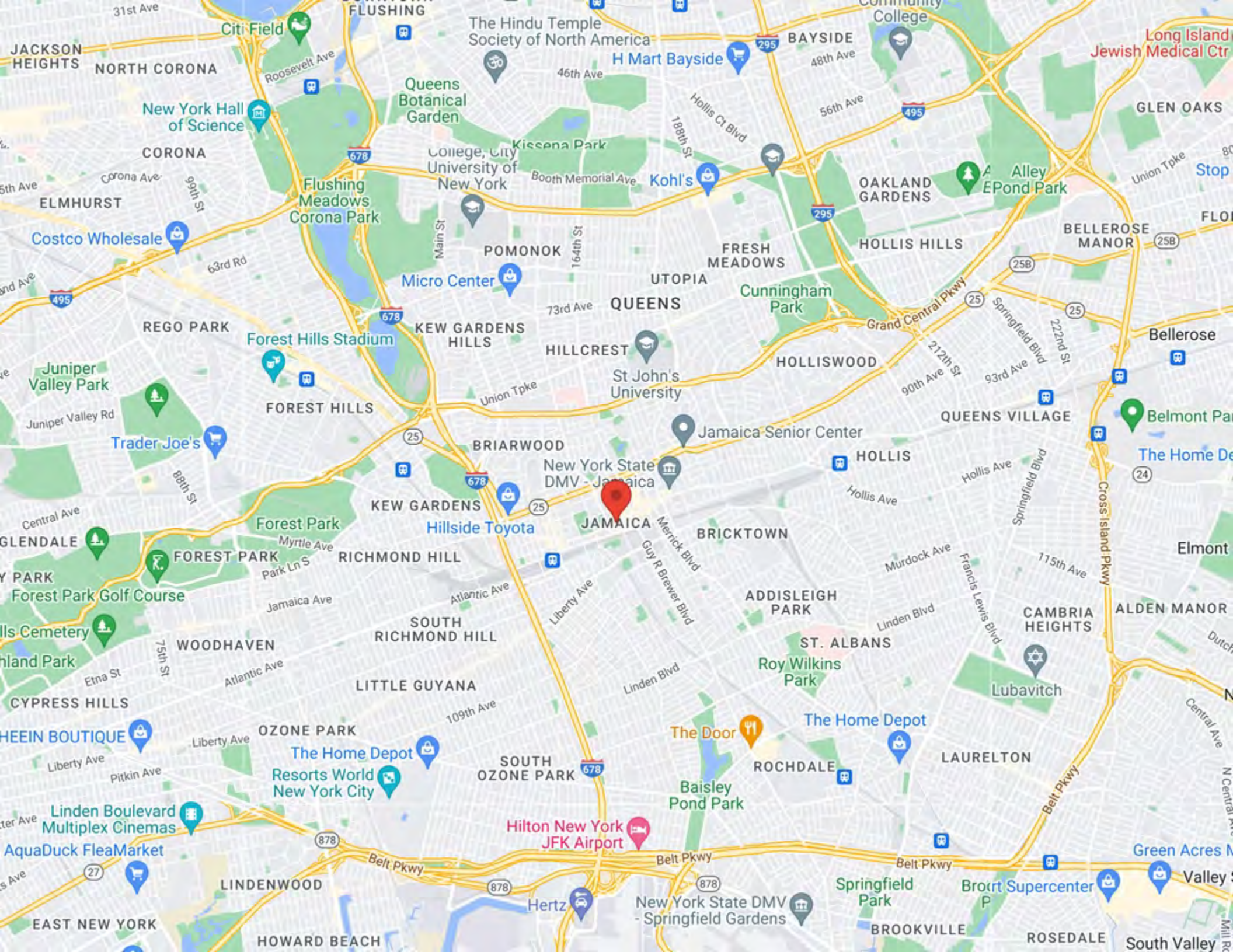
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	98,943	634,364	1,534,303
2010 Population	105,691	636,583	1,549,268
2023 Population	121,913	690,151	1,661,674
2028 Population	127,993	695,761	1,663,663
2023-2028 Growth Rate	0.98 %	0.16 %	0.02 %
2023 Daytime Population	118,580	561,624	1,345,040

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	4,362	22,454	60,094
\$15000-24999	2,955	14,319	37,318
\$25000-34999	3,001	14,846	37,942
\$35000-49999	4,544	21,649	54,360
\$50000-74999	7,229	36,935	89,250
\$75000-99999	4,856	31,672	74,083
\$100000-149999	5,964	39,899	97,024
\$150000-199999	2,990	23,056	52,804
\$200000 or greater	2,151	23,831	55,575
Median HH Income	\$ 61,981	\$ 77,500	\$ 75,065
Average HH Income	\$ 86,831	\$ 107,660	\$ 104,073



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	30,457	212,924	518,929
2010 Total Households	32,067	210,961	517,628
2023 Total Households	38,053	228,670	558,485
2028 Total Households	40,153	230,442	559,640
2023 Average Household Size	3.12	2.96	2.94
2023 Owner Occupied Housing	12,646	118,671	276,710
2028 Owner Occupied Housing	13,072	121,069	282,285
2023 Renter Occupied Housing	25,407	109,999	281,775
2028 Renter Occupied Housing	27,081	109,373	277,355
2023 Vacant Housing	2,667	13,554	33,543
2023 Total Housing	40,720	242,224	592,028



EXCLUSIVELY PRESENTED BY:



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Broker

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