

118-49 MONTAUK STREET

QUEENS, NYC | SAINT ALBANS



FULLY BUILT OUT SCHOOL FOR LEASE



118-49 MONTAUK STREET

QUEENS, NYC | SAINT ALBANS



SIZE

First Floor **10,000 SF**

Second Floor **10,000 SF**

Third Floor **7,000 SF**

PLOT

± 12,705 SF

ASKING RENT

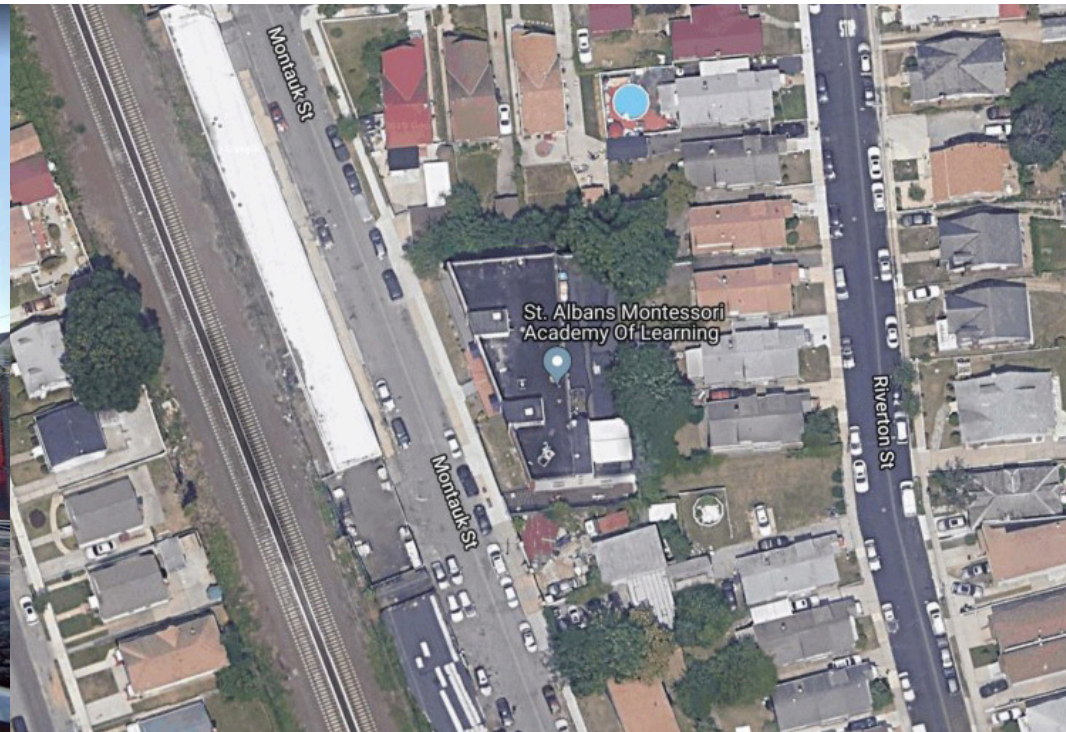
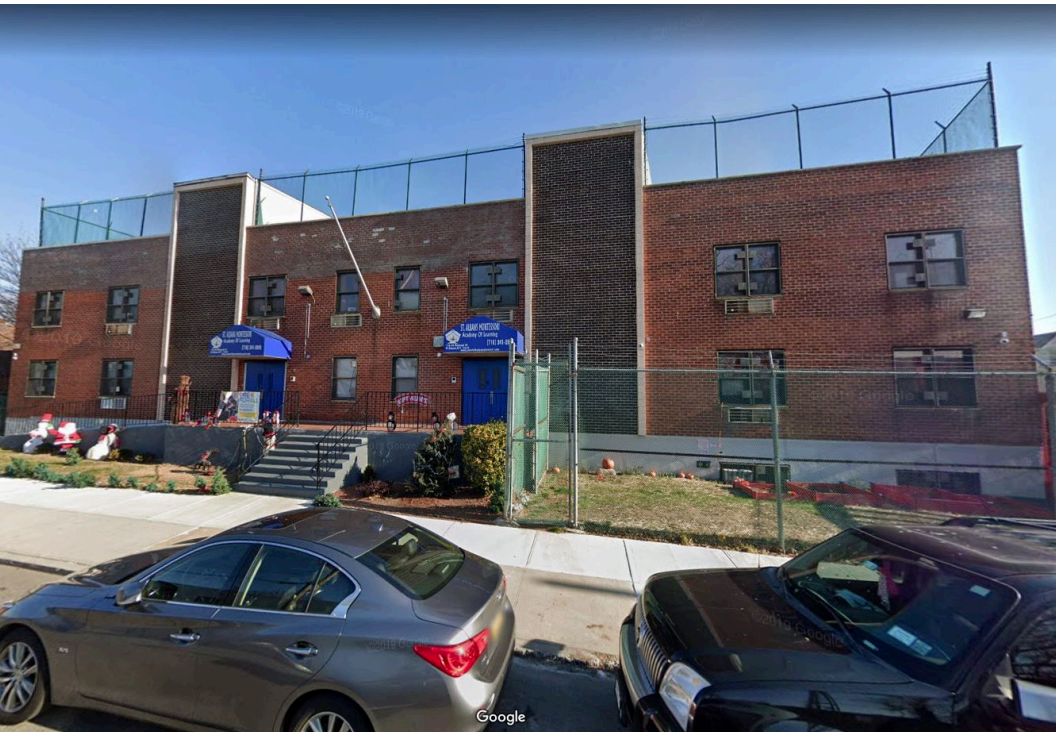
Upon Request

COMMENTS

- Property includes playground on the roof for use of students
- Basement has windows, classrooms and is fully usable
- Building is sprinkled
- 2 kitchens
- Recently renovated
- 2 rooftop playgrounds
- Can be subdivided

OCCUPANCY

Story	Use
Cellar	Lobby, Meeting Rooms & Offices, Reception Room, Club Rooms, Director's Room, Toilet, Meter Rooms & Storage
1st	Play Room, Kitchen, Toilets, Teachers Room, Offices, Lobby, Conference & Mechanical Rooms & Storage
2nd	Playroom, Conference Room, Office, Custodian's Room, Toilets and Office, Playroof
Roof	Playroof



118-49 MONTAUK STREET

QUEENS, NYC | SAINT ALBANS



PROPERTY PHOTOS



Interior circulation corridor finishes



Unit interior finishes



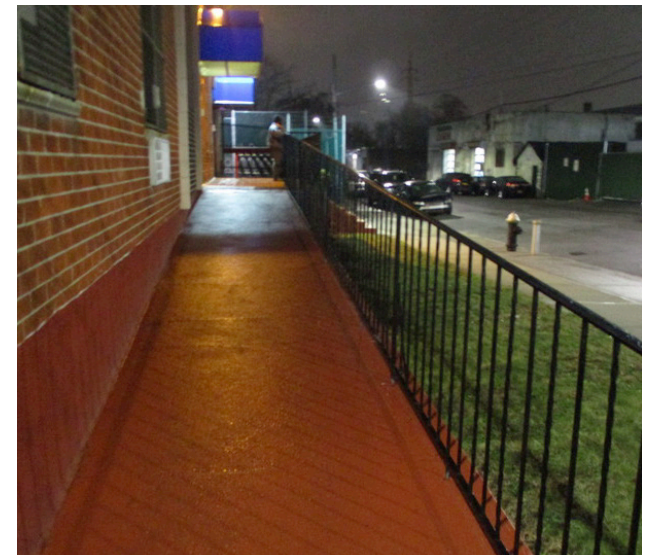
Unit office finishes



Kitchen appliances and finishes



Auditorium finishes



Accessible ramp finishes

118-49 MONTAUK STREET

QUEENS, NYC | SAINT ALBANS



DEMOGRAPHICS

0.5 miles 1 miles 1.5 miles

	0.5 miles	1 miles	1.5 miles
2019 Estimated Population	13,488	60,153	142,598
2024 Projected Population	13,484	60,058	142,524
2010 Census Population	12,872	57,280	135,072
2000 Census Population	13,292	57,243	138,250
Projected Annual Growth 2019 to 2024	-	-	-
Historical Annual Growth 2000 to 2019	-	0.3%	0.2%
2019 Median Age	40	40.0	39.4
2019 Estimated Households	4,185	20,037	46,644
2024 Projected Households	4,338	20,740	48,312
2010 Census Households	3,985	19,093	44,217
2000 Census Households	4,233	19,137	45,574
Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2019	-	0.2%	0.1%
2019 Estimated White	5.2%	4.7%	5.3%
2019 Estimated Black or African American	86.3%	86.3%	84.2%
2019 Estimated Asian or Pacific Islander	2.8%	3.2%	4.0%
2019 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2019 Estimated Other Races	5.2%	5.4%	6.1%
2019 Estimated Hispanic	7.4%	7.9%	9.3%
2019 Estimated Average Household Income	\$99,949	\$93,880	\$92,026
2019 Estimated Median Household Income	\$77,527	\$76,162	\$75,376
2019 Estimated Per Capita Income	\$31,232	\$31,381	\$30,175
2019 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.9%	5.5%
2019 Estimated Some High School (Grade Level 9 to 11)	6.0%	6.4%	7.1%
2019 Estimated High School Graduate	31.9%	31.1%	32.4%
2019 Estimated Some College	21.8%	23.3%	21.9%
2019 Estimated Associates Degree Only	9.6%	9.6%	9.4%
2019 Estimated Bachelors Degree Only	15.0%	15.9%	15.5%
2019 Estimated Graduate Degree	9.8%	8.9%	8.2%
2019 Estimated Total Businesses	235	951	2,067
2019 Estimated Total Employees	1,719	7,396	17,630
2019 Estimated Employee Population per Business	7.3	7.8	8.5
2019 Estimated Residential Population per Business	57.4	63.2	69.0

POPULATION

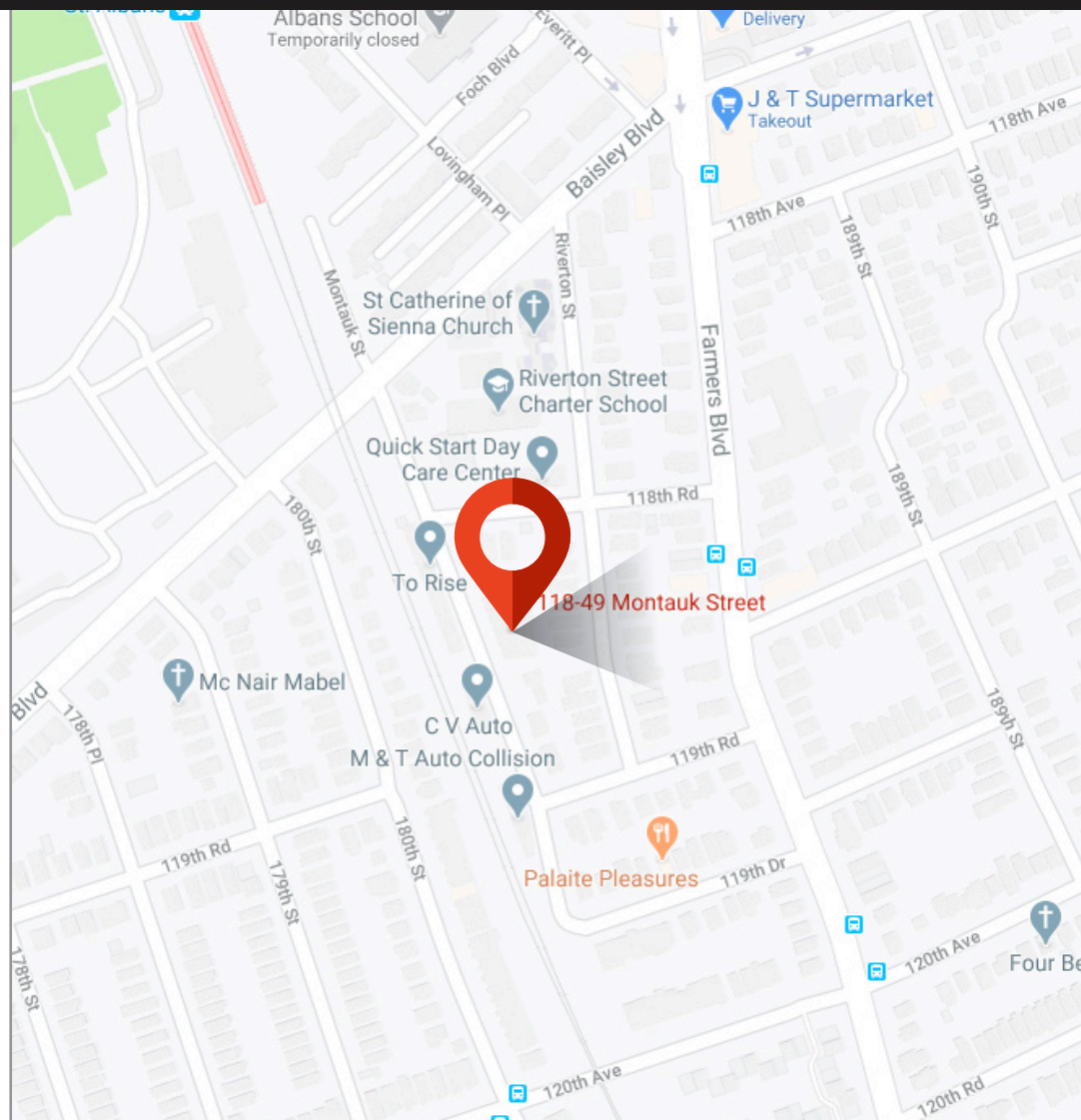
HOUSEHOLDS

RACE AND ETHNICITY

INCOME

EDUCATION (AGE 25+)

BUSINESS



KASSIN SABBAGH REALTY
 1385 Broadway 22nd floor
 New York, NY 10018
 212.417.9217
 www.ksrny.com

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.