

## Commercial Co-Op unit in Rego Park



\$ 350,000



98-120 Queens Blvd, #1C, Rego Park, NY 11374

- » MLS #: H847926
- » Commercial | 900 ft<sup>2</sup>
- » Separate entrance, 24 hours security, Easy commute to City and close to all major Highways
- » More Info: [98-120QueensBlvd1C.IsForSale.com](http://98-120QueensBlvd1C.IsForSale.com)



George John  
(914) 804-8693 (Mobile)  
(914) 722-0700 (Office)  
[george@century21royal.com](mailto:george@century21royal.com)  
<https://www.royalfinehomes.com/>

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ROYAL  
697 Central Park Avenue  
Scarsdale, NY 10583  
(914) 722-0700

A unique commercial offering in the distinguished prewar building The Virginia, ideally located on Queens Boulevard—one of New York City's major thoroughfares. This one-of-a-kind suite features a private entrance and is part of a collection of four contiguous commercial units (1B, 1C, 1F, and 1G) currently available for sale. Formerly used by a single professional client, these units may be able to convert back to residential use. Unit 1C is the largest of the group and includes a dedicated private entrance just to the left of the main lobby. The other units are internally accessible through connecting doors. Units 1C and 1B share a wall, offering the potential to create a larger, integrated space by opening the partition. Positioned at the crossroads of Forest Hills and Rego Park, this space benefits from exceptional visibility, strong foot traffic, and unparalleled accessibility. The R and M subway lines, Long Island Rail Road (LIRR), and Q60 Bus line are just steps from the front door. Major highways are nearby, and street parking is easy to find. The building also features a 24-hour video intercom system and a live-in superintendent. Monthly Maintenance and **assessments** (Ends December 2025) for these units are as follows: (1C \$1220 \$262.15), (1F \$6642 \$282.26) and (1G \$610.50).

