



## Ferrara of Brax Realty sells 3,725 s/f retail for \$5 million

June 25, 2024 - Front Section



142-06 41st Avenue, Flushing - Queens, NY

Queens, NY Michael Ferrara, managing principal of Brax Realty brokered the closing of 142-06 41st Ave. in Flushing, for \$5 million.

Ferrara exclusively represented the seller, The Bauer Family, and also procured the buyer, a private investor.

The L-shaped property has frontage on 41st Ave. and Union St. and consists of 3,725 s/f. It is occupied by Goowha Market, a subsidiary of H-Mart, a local grocery store.

The property has an R7-1 zoning and a total lot size of 4,810 s/f. Since the lot fronts a wide street, the total FAR of the property is four, allowing the property to be built up to 19,096 s/f. This is the first time the property has traded hands in over 55 years.

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