

# \$929,000 - 12003 Rockaway, Queens

MLS® #497048

**\$929,000**

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Mixed Use / Store & Family

N/A, Queens, New York

Investor's Dream in Prime Location at  
120-03 Rockaway Blvd

Attention investors! This mixed-use brick building offers outstanding income potential in a high-traffic section of Rockaway Blvd. The property measures 20'x75' on a 20'x85' lot and includes two residential apartments above a spacious commercial unit.

The second floor features two updated two-bedroom apartments, each with a living room, kitchen, and full bath. A central corridor allows for extra windows and natural sunlight throughout. Kitchens and bathrooms have been modernized in recent years, making the units move-in ready and attractive to tenants.

The first floor offers approximately 1,500 sq. ft. of prime commercial space with excellent visibility, ideal for retail or office use. The space can be delivered vacant at closing, allowing for market-rate rent or owner occupancy.

The property also includes a full, high basement—perfect for storage or additional usable space. Expenses are minimal, as each tenant pays their own heat, hot water, cooking gas, and electric. The landlord is responsible only for taxes, insurance, and water/sewer.

With full possession possible, this building



presents a tremendous opportunity to reposition for maximum rental income and long-term appreciation. Located on busy Rockaway Blvd with excellent exposure and accessibility, this is a smart investment for those seeking strong returns and steady cash flow.

Built in 1925

**Essential Information**

|                |                            |
|----------------|----------------------------|
| MLS® #         | 497048                     |
| Price          | \$929,000                  |
| Bathrooms      | 0.00                       |
| Square Footage | 3,000                      |
| Year Built     | 1925                       |
| Type           | Mixed Use / Store & Family |
| Sub-Type       | Mixed Use                  |
| Status         | Active                     |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12003 Rockaway   |
| Area        | South Ozone Park |
| Subdivision | N/A              |
| City        | Queens           |
| County      | Queens           |
| State       | New York         |
| Zip Code    | 11420            |

**Interior**

|                   |                      |
|-------------------|----------------------|
| Interior          | Carpeting, Linoleum  |
| Interior Features | None                 |
| Heating           | Baseboard, Hot Water |
| # of Stories      | 2                    |
| Has Basement      | Yes                  |
| Basement          | Unfinished, Full     |

**Exterior**

|          |       |
|----------|-------|
| Exterior | Brick |
|----------|-------|

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Lot Description   | 20X95 |
| Roof              | Flat  |
| Construction      | Brick |
| Foundation        | Block |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 31st, 2025 |
| Zoning      | R3-2               |
| Tax         | \$7,479            |

Listing courtesy of Re/Max Central

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