



E-Mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)

**For Sale: Elmhurst Medical Building or BUILDABLE SITE:  
83-21 57th Ave, Elmhurst, NY, 11373 (Block# 2905 Lot# 56)  
(corner 84 St – 5 1/2 blocks to Queens Blvd)**

**Description: 1 story Medical Building w/2 Separate Doctor Offices (w/proper C/O)  
LOT SIZE: 40 x 90.....BUILDING SIZE: 40 X 90 (plus a full basement)**

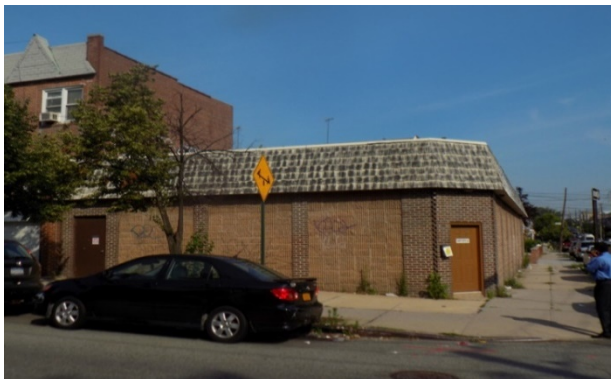
**Can add another floor to the existing structure or  
you can build two 3 Family homes (30 x 38 Building size each) w/1080 SF each floor.**

**NOTE: USE GROUP 6 ALLOWS FOR VARIOUS COMMERCIAL USERS  
Building is Being Delivered vacant! Ideal for users or investors  
Office A) 2,500 SF (approx) .....Office B) 1,100 SF (approx)**

**Previous Income from 2 offices was over \$110,000 NET  
RE: Taxes \$21,090 (2016-2017)**

**Price: \$1,750,000**

**Video can be seen at: <https://youtu.be/owgtwK0eGU>**



The asking price and zoning analysis for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.



## 83-21 57<sup>th</sup> Ave, Elmhurst, NY Overview

### Address

Primary address	8321 57 Ave
Alternate address(es)	83-21 57 Ave 56-16 84 St
Zip code	11373
Borough	Queens
Block & lot	02905-0056
Sanborn map	409 072
Tax map	41504

### Building

Building class	Professional Buildings/Stand Alone (07)
Building sqft	3,280
Building dimensions	40 ft x 80 ft
Roof height	12 ft
Ground elevation	52 ft
Year built	1975 (estimated)
Stories	1
Certificate of Occupancy	

### Use

Commercial units	2
Office sqft	3,280

### Lot

Lot sqft	3,732
Lot dimensions	40.09 ft x 90 ft
Corner lot	SW
Buildings on lot	1

### Zoning

Zoning districts	R5 <span style="color: green;">i</span>
Zoning map	13c

### Floor Area Ratio (FAR)

Residential FAR	1.25
Facility FAR	2
FAR as built	0.88
Allowed usable floor area	4,665
Usable floor area as built	3,284

### Property Taxes

Tax class	4
Tax assessor's market value	\$527,000
Current tax bill	\$21,090

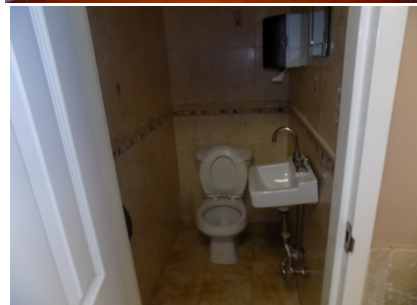
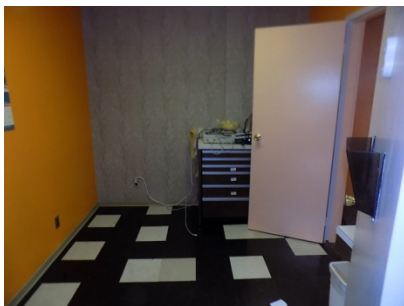
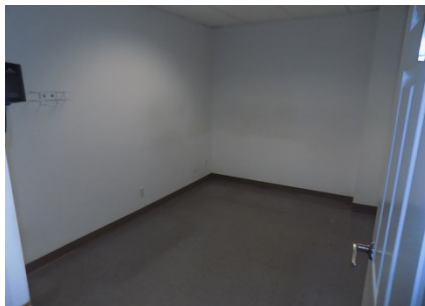
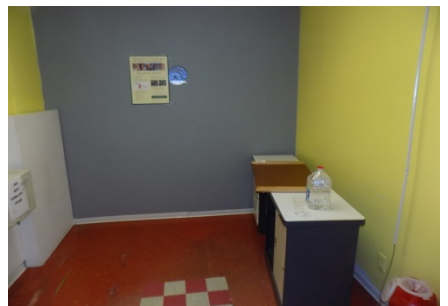
### Neighborhood

Neighborhood	Elmhurst
Community district	4
Closest police station	1.13 Miles -
Closest fire station	0.41 Miles -
School district number	24
Census tract	499

### Hazards & Environment

Toxic site on this property	No
Neighboring toxic sites	No

**RE/MAX** For Sale  
**VICTOR WEINBERGER**  
**917-806-7040**  
**RE/MAX** 866-308-6699  
Team, Inc. [www.VictorWeinberger.com](http://www.VictorWeinberger.com)



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### TAX MAP



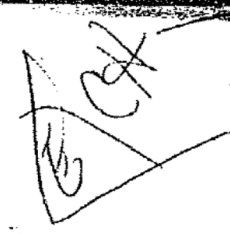


**CERTIFICATE OF OCCUPANCY**

4000  
FORM 24 (REV. 11/79) ADM-923048-18(81) - 346

THE CITY OF NEW YORK

**DEPARTMENT OF BUILDINGS  
 CERTIFICATE OF OCCUPANCY**



BOROUGH **QUEENS** DATE: **8/24/83** NO. **Q. 100410**

This certificate supersedes C.O. No. **Q. 38675** ZONING DISTRICT **R-6**

THIS CERTIFIES that the ~~new~~ ~~erected~~ ~~existing~~ building premises located at  
**83-17/21 57th AVENUE** Block **2905** Lot **56**  
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE  
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

**PERMISSIBLE USE AND OCCUPANCY**

**ALT. 208/82**

SYSTEM	FIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DISTRICT PERMISSIBLE USES	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY CLASSIFICATION	DESCRIPTION OF USE
<b>CELLAR</b>	<b>O.G.</b>						<b>BOILER ROOM, STORAGE.</b>
<b>1st.</b>	<b>120</b> <b>100</b>	<b>30</b> <b>30</b>			<b>6</b> <b>6</b>		<b>MEDICAL OFFICES. ONE STORE.</b>

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Charles G. Klein* \_\_\_\_\_ *Robert J. ...* \_\_\_\_\_  
 BOROUGH SUPERINTENDENT COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY





**DIRECTIONS TO QUEENS BLVD AND THE SUBWAY 9 minutes (0.4 MILES)**

