

SALE or RENT #1 RE/MAX Team 71-15 Northern Blvd
Jackson Heights, NY, 11370

VICTOR WEINBERGER
E-mail: Victor@VictorWeinberger.com

917-806-7040 → CELL
718-533-4136 → OFFICE

Website: www.VictorWeinberger.com

E-Mail: Victor@VictorWeinberger.com

EXCLUSIVE For Sale or Rent: Elmhurst Commercial Building

79-21 Queens Blvd, Elmhurst, NY, 11373 (Block# 1538 Lot# 4)

Offered for Sale: \$3,750,000

Offered for rent: \$175,000 a year (Triple Net Lease)

Video can be seen at: <https://youtu.be/GZ9eqx9Xq-Q> (right Click On Link)

- * **Description: Restaurant Commercial Building w/Certificate of Occupancy for 396 persons.**
- * **LOT SIZE: 68 x 120 (Becomes L-Shape in the rear portion of building. See tax survey & tax map)**
- * **BUILDING SIZE: 7,500 SF + 2,500 SF Legal Mezzanine. Total SF = 10,000 Square Feet**
- * **Zoning: M1-1.**
- * **60,000+ daily car traffic. Nearly 200,000 people within a 1 mile radius.**
- * **Ideal Use: Restaurant, catering, medical, school, religious, many retail, community center, etc.**
- * **RE: Taxes \$48,268 per year**



The asking price 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 this property.

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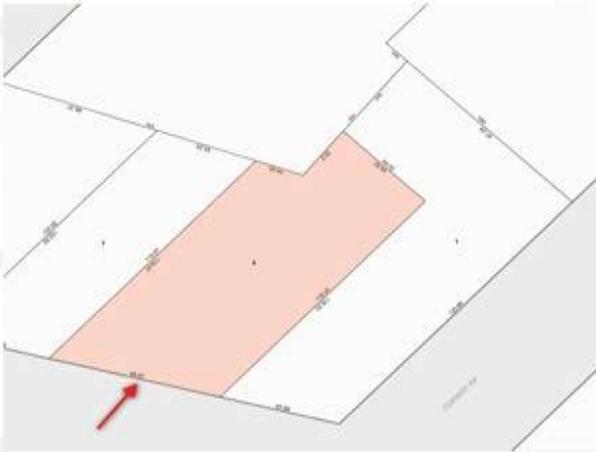
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79-21 Queens Blvd Overview

Address

Primary address	7921 Queens Blvd
Zip code	11373
Neighborhood	Elmhurst
Borough	Queens
Block & lot	01538-0004



Property Taxes

Tax class	4
Current tax bill	\$48,268
Projected tax bill	\$51,921

Lot

Lot sqft	8,760
Lot dimensions	68.75 ft x 118.25 ft
Ground elevation	24 ft
Corner lot	No

Zoning

Zoning districts	M1-1
Zoning map	9d

Building

Building class	One Story Retail Building (K1)
Building sqft	7,495
Building dimensions	60 ft x 120 ft
Buildings on lot	1
Stories	1
Roof height	15 ft
Year built	1921 (estimated)

Style	Auto dealer
Structure class	Masonry
Construction type	C grade

Use

Commercial units	1
Retail sqft	7,495
Certificate(s) of occupancy	

Floor Area Ratio (FAR)

Commercial FAR	1
Facility FAR	2.4
FAR as built	0.86
Allowed usable floor area	8,760
Usable floor area as built	7,534
Unused FAR	1,226



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TAX MAP



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CERTIFICATE OF OCCUPANCY (page 1)



Certificate of Occupancy

CO Number: 402488410F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 01538	Certificate Type: Final
	Address: 79-21 QUEENS BOULEVARD	Lot Number(s): 4	Effective Date: 10/04/2011
	Building Identification Number (BIN): 4038522	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 2	(Prior to 1968 Code)	
	Building Occupancy Group classification: COM	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 22	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

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CERTIFICATE OF OCCUPANCY (page 2)



Certificate of Occupancy

CO Number: 402488410F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MEZ	66	60	F-4		12	ACCESSORY USES TO CABARET OFFICES MEZZANINE SEAT'G DJ BOOTH THIS IS NOT AN ADULT ESTABLISHMENT
001	330	OG	F-4		12	EAT'G DRINK'G ESTAB WITH ENTERTAIN AND A CAPACITY OF MORE THAN 200 PERSONS OR ESTABLISHMENTS OF ANY CAPCITY WITH DANCING (CABARET)/LOCKERS/KITCHEN/BAR/DANCING/ STAGE/ACCESSORY ROOM/TOILET MECHANICAL ROOM/STORAGE/LOUNGE/SAFE AREA/AND BAR
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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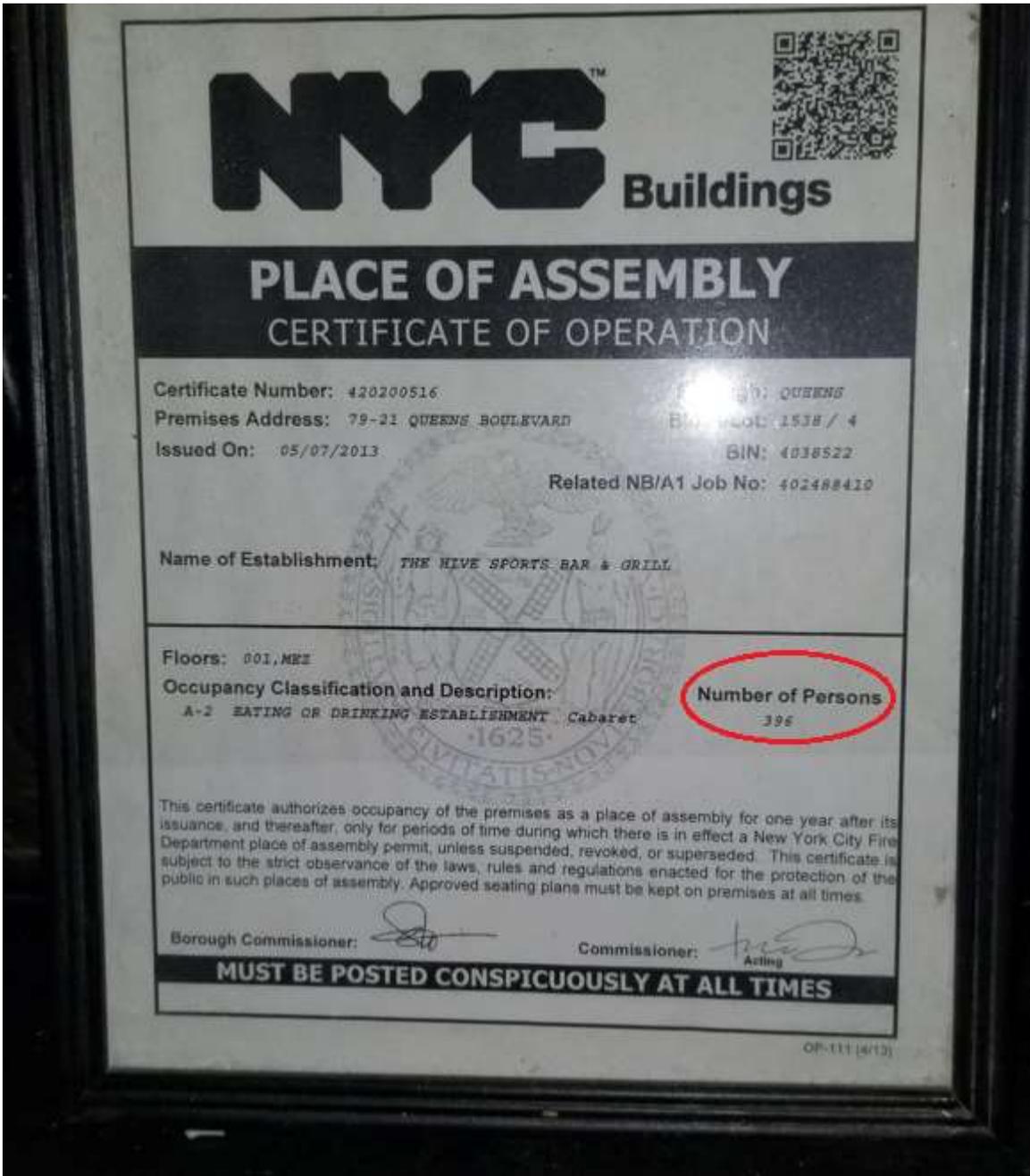
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PLACE OF ASSEMBLY CERTIFICATE



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Bar – Dance Floor - Mezzanine View: As Seen from The East Side Entrance



Bar – Dance Floor - Mezzanine View: As Seen from The West Side Entrance



Bar – Dance Floor – VIP Area - Mezzanine View: As Seen from DJ Booth



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PANORAMIC BAR - DANCE FLOOR - MEZZANINE VIEW



Mezzanine Area Private Room 1 (South Wing)



Mezzanine Area Private Room 1 (North Wing)



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MEZZANINE PRIVATE OFFICE VIP ROOM



MEZZANINE OFFICE OVERLOOKING CLUB



MEZZANINE AREA OVERLOOKING BAR AND VIP AREA



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Kitchen Area (front to rear view)



Kitchen Area (rear to front view)



Restrooms (there are 4 in the building)



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FRONT RESTAURANT Wide View Showing Counter and Seating area



FRONT RESTAURANT Panoramic Seating area view and Queens Blvd View



PANORAMIC VIEW



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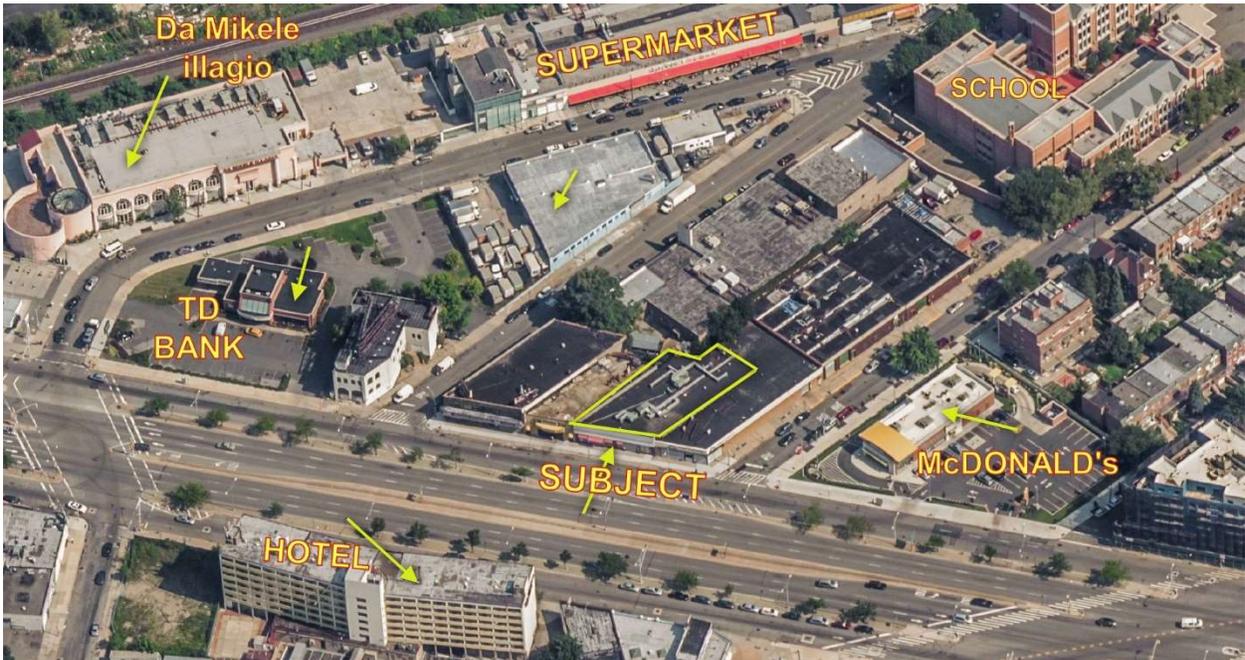
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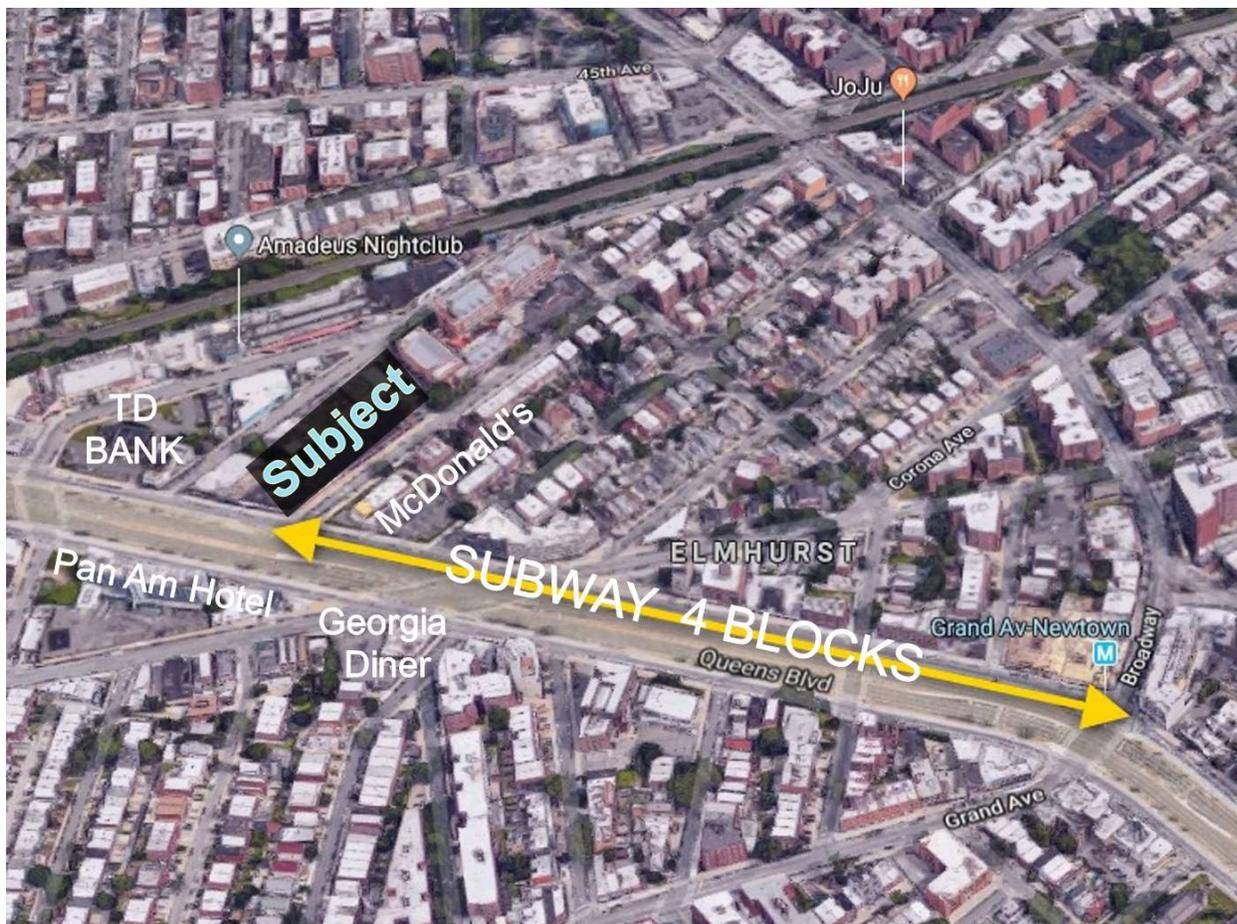
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SUBWAY DISTANCE MAP



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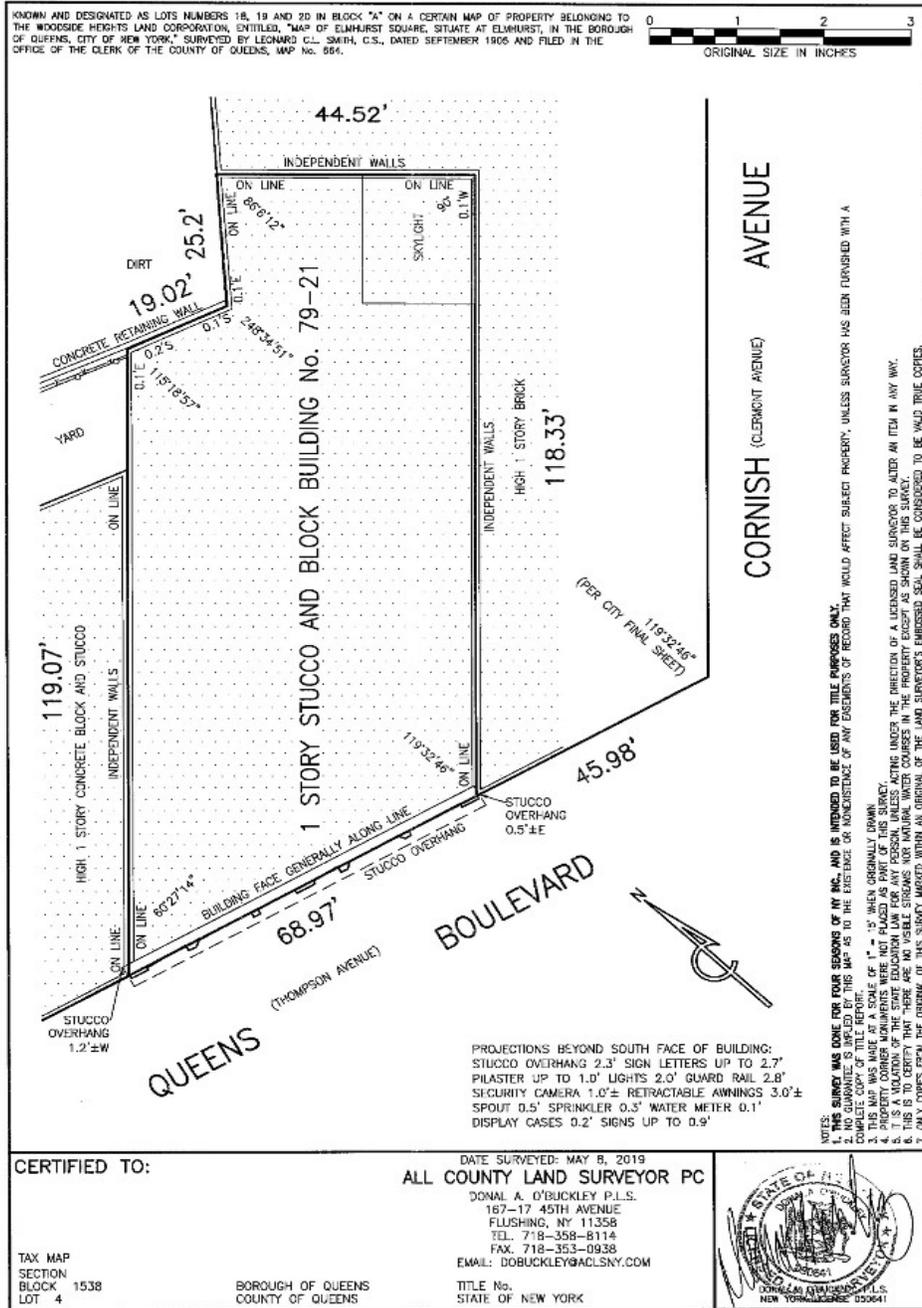
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SURVEY



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AREA STORES – LANDMARKS - TRANSPORTION MAP WITHIN 10 BLOCKS FROM THE SUBJECT



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BUS STOP IS IN FRONT OF THE PROPERTY.
SUBWAY IS 0.3 MILES (5 Minute walk)

- Elmhurst Hospital:** 0.7 Miles **Queens Center Mall:** 0.7 Miles **LaGuardia Airport:** 3.9 Miles
- Kennedy Airport:** 9.6 Miles **Midtown Manhattan:** 5.1 Miles **Queens College:** 4.6 Miles
- Long Island Expwy:** 0.7 Miles **BQE Expressway:** 0.8 miles **Grand Central Pkwy:** 1.3 Miles

Nearby

TRANSPORTATION

- at Elmhurst Av **0.32 miles**
- at Grand Av **0.41 miles**
- at 82nd St-Jackson Heights **0.65 miles**
- at Roosevelt Av-Jackson Hts **0.68 miles**
- at Broadway-74th St **0.71 miles**

SCHOOLS

- District 24** - Schools zoned for this address:
- I.S. 5 - the Walter Crowley Intermediate School (06,07,08,SE)
 - P.S. 007 Louis F. Simeone (PK,0K,01,02,03,SE)
 - Newtown High School (09,10,11,12,SE)
 - the 51 Avenue Academy (the Path to Academic Excellence) (04,05,SE)

Disclaimer: School attendance zone boundaries are not guaranteed to be accurate – they are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.