

**Prime NYC Locale ==>
Commercial Investment**

**74-22 Broadway,
Elmhurst, NY, 11373**

SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate
Web: www.VictorWeinberger.com

E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



EXPERIENCE - KNOWLEDGE - DEDICATION

30 Years in Real Estate - Top 1% in USA

Over 1,200 Transactions Closed

RE/MAX HALL OF FAME

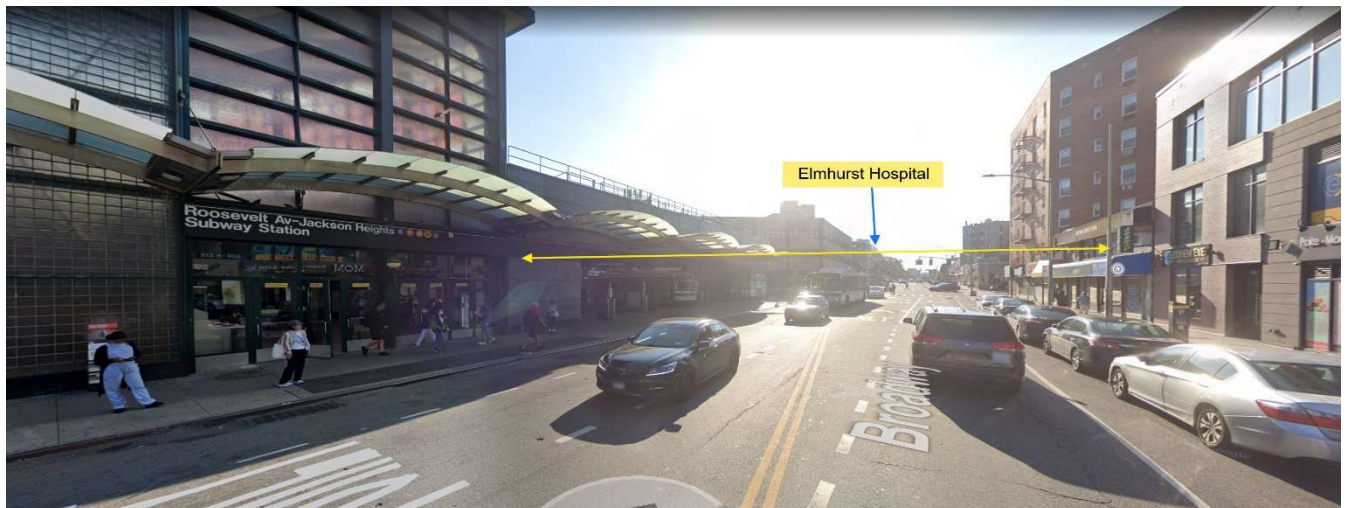
RE/MAX Team: 71-15 Northern Blvd., Jackson Heights, NY 11372
Direct: 718-533-4130 Office: 718-429-4400 eFax: 917-931-4774

**Prime Location 2 story commercial bldg
situated across one of the busiest
subway and depot stops in NYC.
The building features incredible visibility.**

- * Building Size: 45 x 27
- * Zoning: R7X, C2-3 (F.A.R = 5)
- * 100,000+ Daily traffic (Vehicle & people)
- * Ideal for anyone who requires 24/7 visibility
- * Free 24/7 advertisements due to location
- * Food, office, retail, etc.

<=== CALL ME FOR AN APPOINTMENT

PROPERTY VIDEO <https://youtu.be/JxpPpn3Bzs> Highlight and right click to open



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Address

Primary address	74-22 Broadway
Alternate address(es)	74-22 Roosevelt Ave
Zip code	11373
Neighborhood	Elmhurst
Borough	Queens
Block & lot	01485-0035



Property Taxes

Tax class	4
Property tax	\$12,874

Lot

Lot sqft	502
Lot dimensions	45.57 ft x 27.79 ft
Corner lot	No

Zoning

Zoning districts	R7X, C2-3 i
Zoning map	9d

Building

Building class	Multi-Story Retail Building (2 or More) (K2) i
Square feet	1,000
Building dimensions	45.5 ft x 27.75 ft
Buildings on lot	1
Stories	2
Year built	1952

Structure type	Small retail
Construction type	Wood
Grade	D

Use

Commercial units	2
Retail sqft	1,000
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	5
Facility FAR	5
FAR as built	1.99 i
Allowed usable floor area	2,510
Usable floor area as built	999
Unused FAR	1,511

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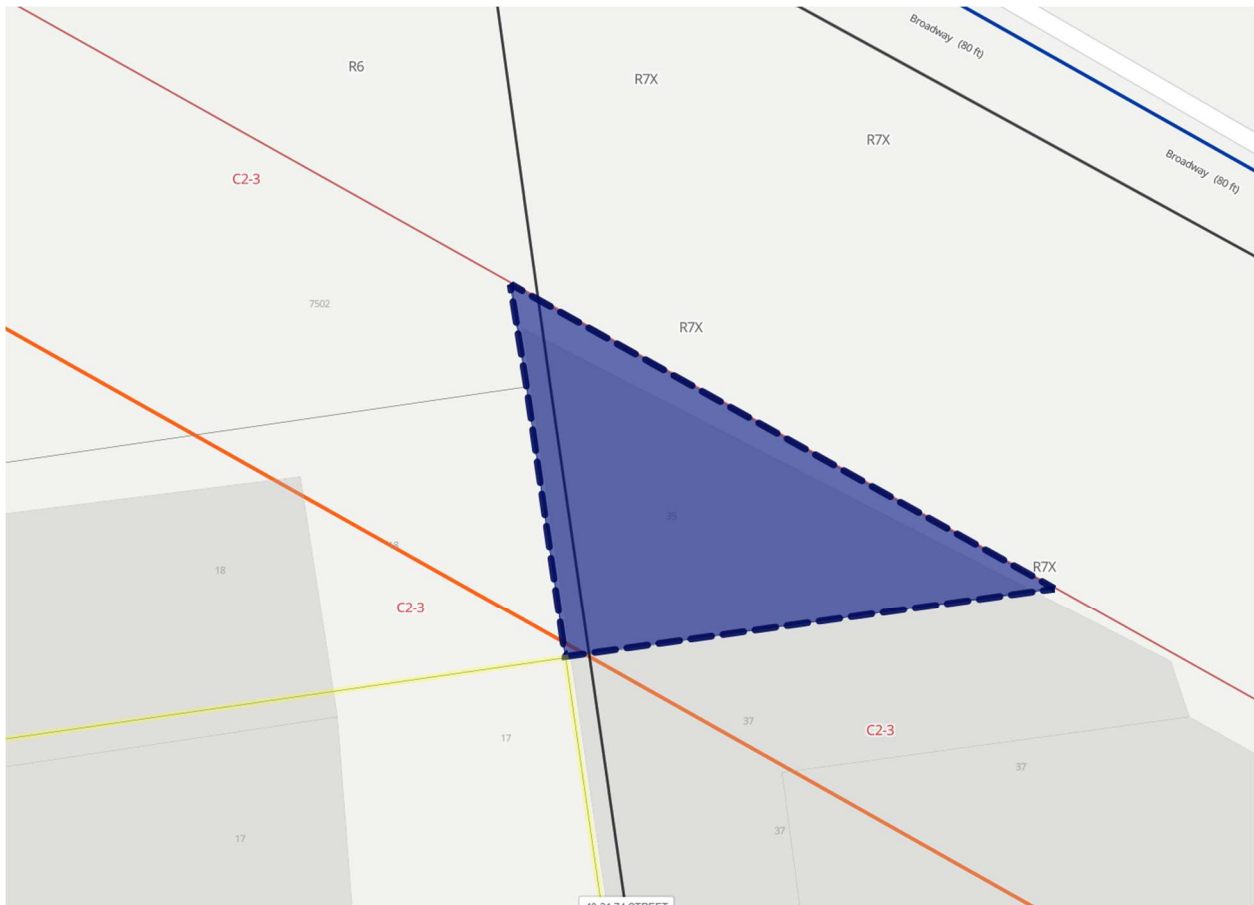
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Building outline



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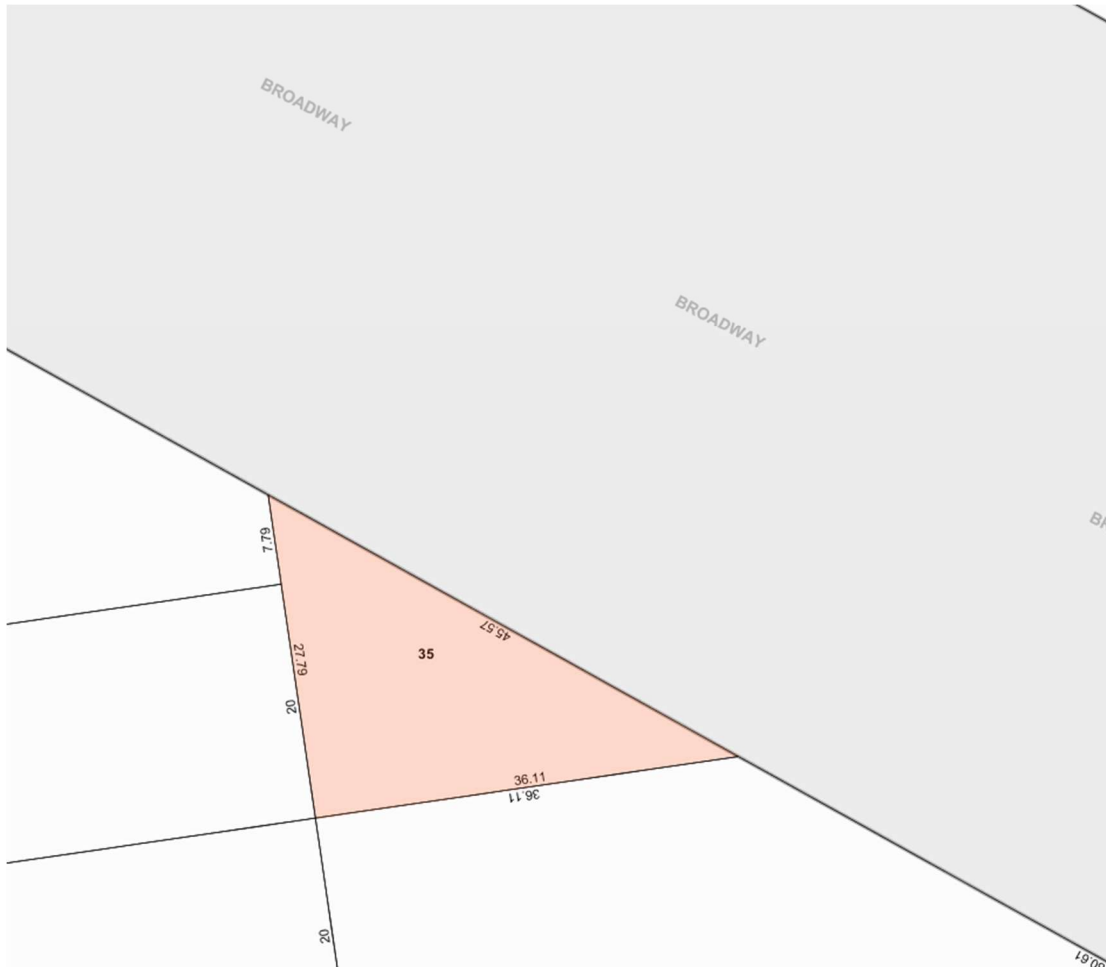
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TAX MAP



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Form 04-11126-0111 (5-1) 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF QUEENS, CITY OF NEW YORK **899.35**

No. 9

Date 6/11/53

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE IS ISSUED BY THE DEPARTMENT OF HOUSING AND BUILDINGS TO REWARD CH (Standard Form adopted by the Board of Standards and Appeals and issued pursuant to Section 616 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 151000 issued to the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~one-story~~ building premises located at **74-22 Broadway, SS 80.61' W. 75 St.** Block 1485 Lot 35

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~2002~~ No. ~~5-10/52~~ Construction classification **Non-fire**

Occupancy classification **RETAIL Comm.** Height **2** stories, **30'6"** feet.

Date of completion **5/29/53** Located in **Bar.** Use District.

Area **14** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar on gr.					Storage & boiler
1	100	5	2	7	Stores
2	90	3	3	6	Offices

[Signature]
Borough Superintendent

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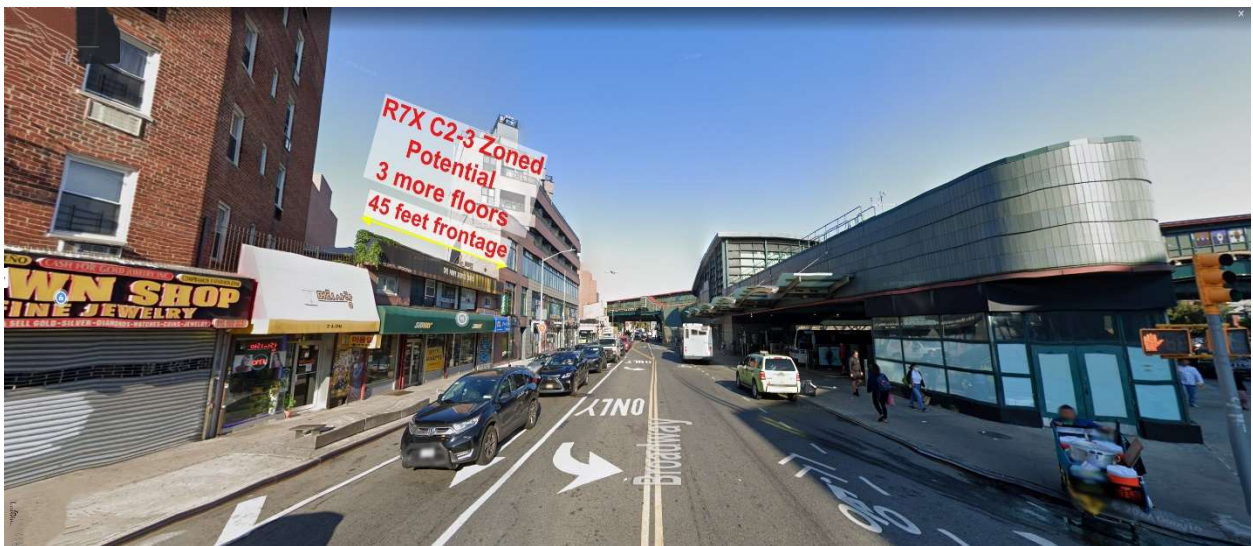
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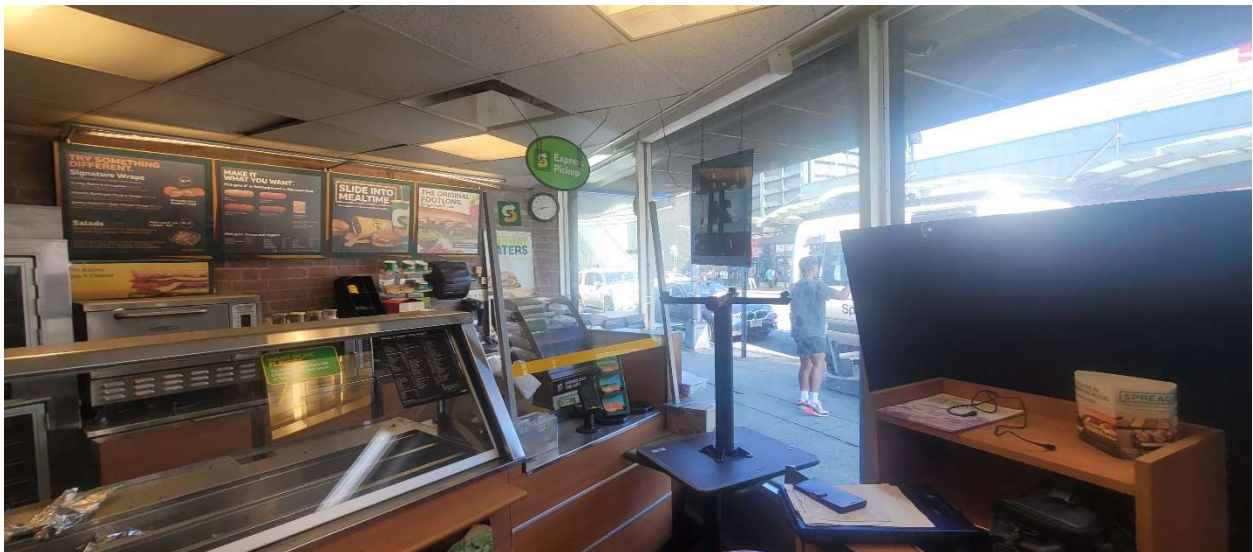
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BASEMENT STAIRS AS SEEN FROM 1ST FLOOR



AS SEEN FROM THE BASEMENT



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BASEMENT SHOWINGS THE FREEZER AND ICEBOX



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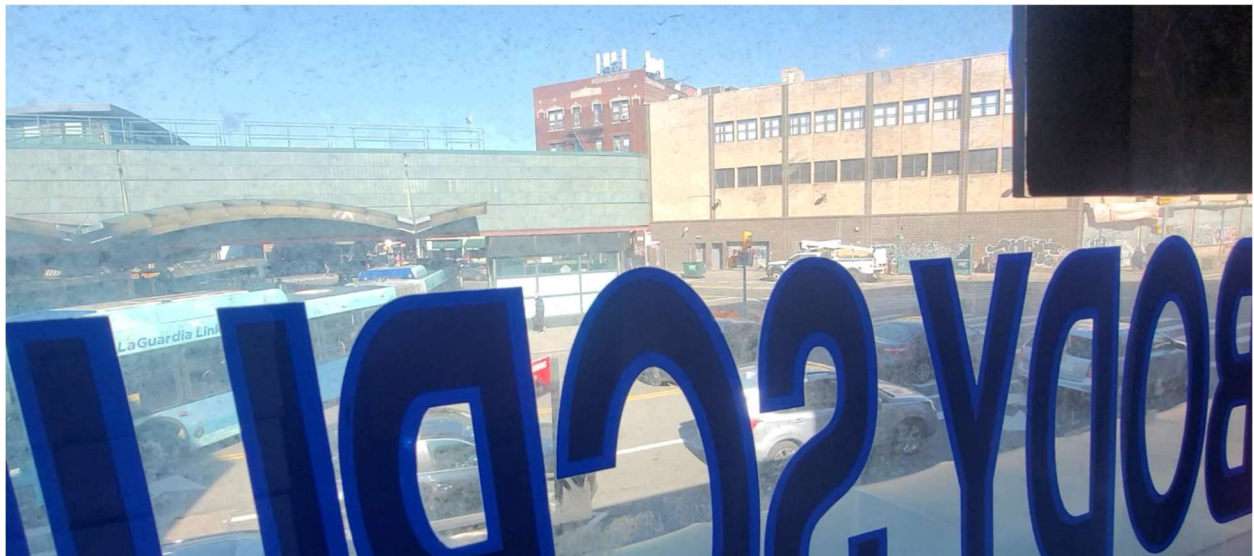
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2ND FLOOR STAIRWELL 45 feet Window frontage on Broadway overlooking the



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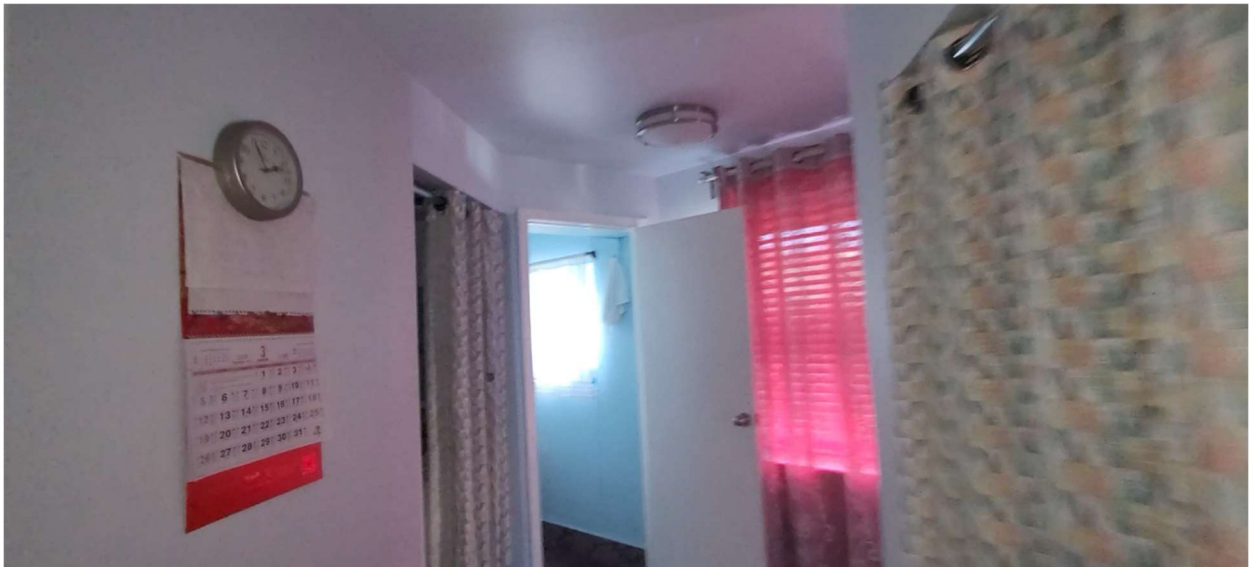
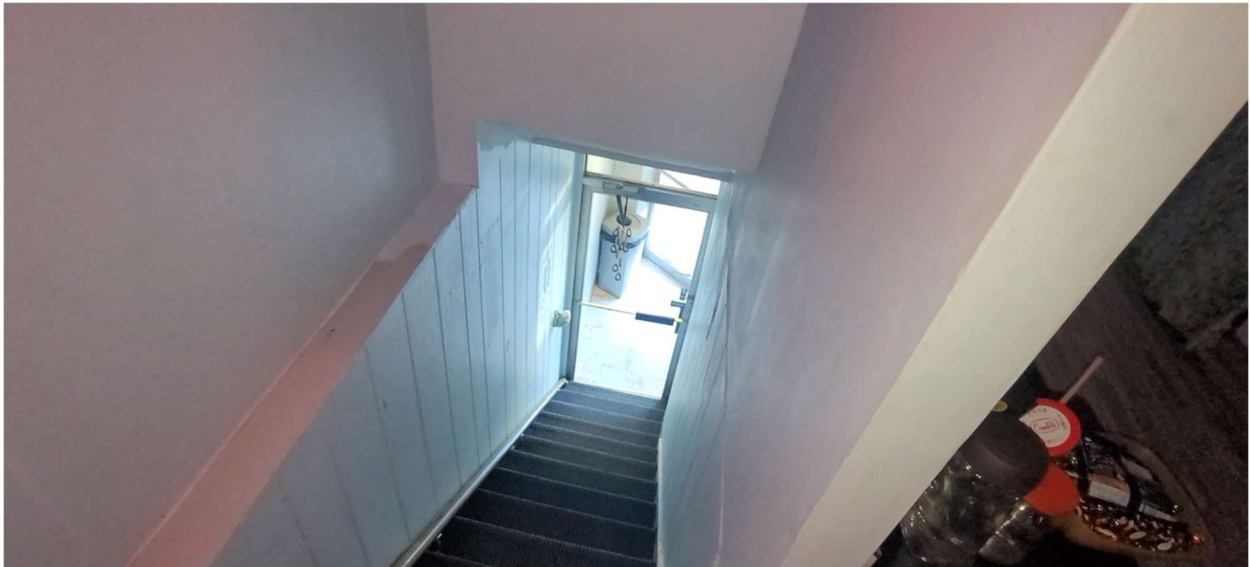
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2ND FLOOR stairwell



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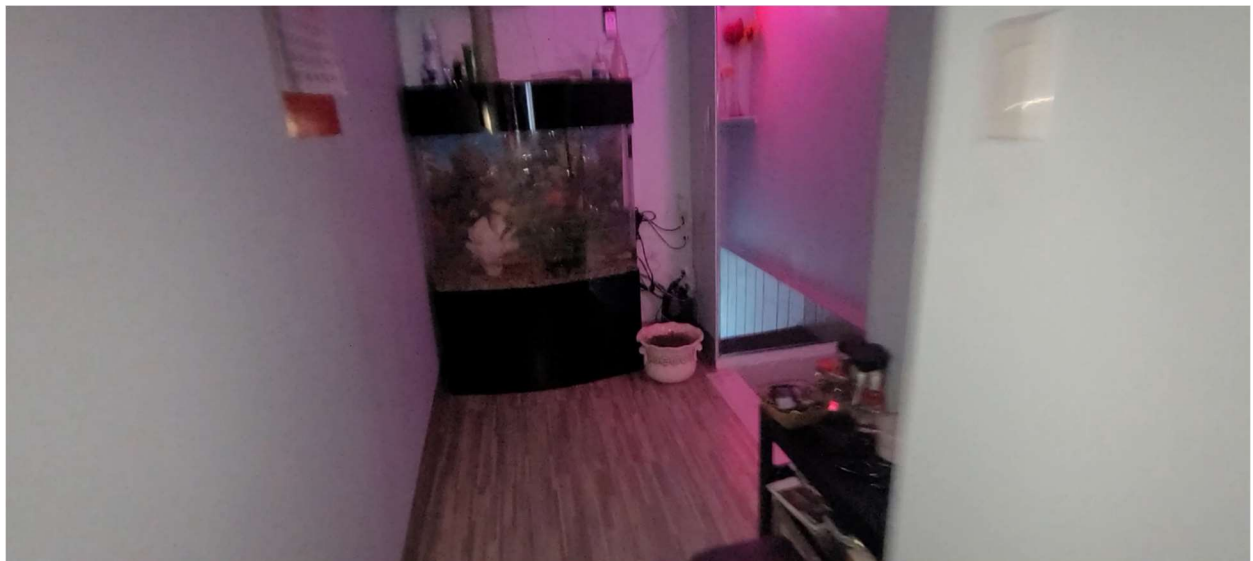
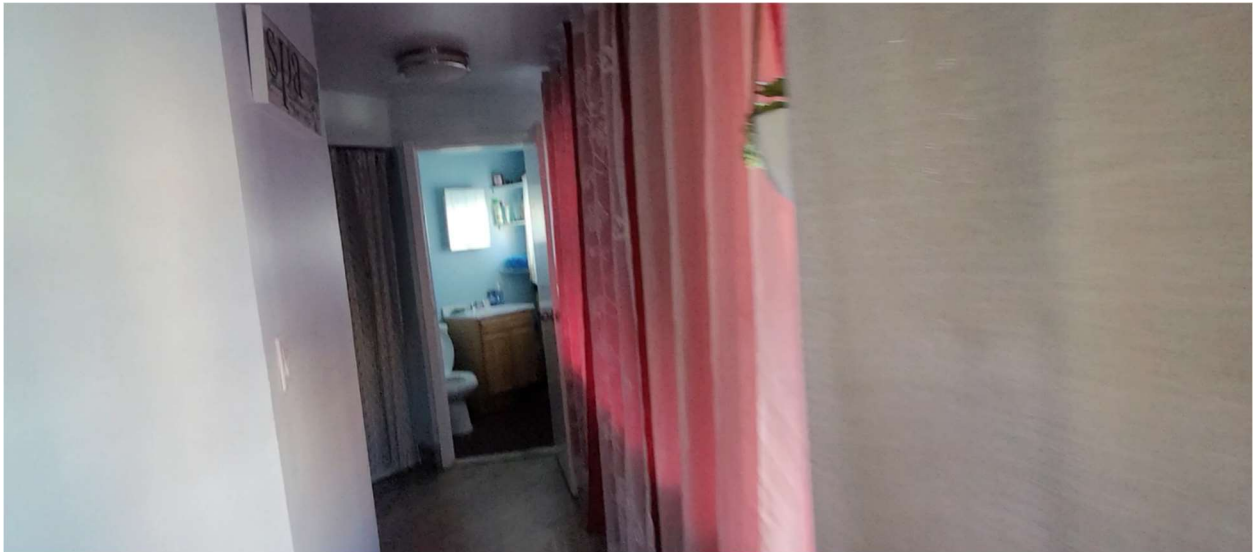
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2ND FLOOR (Has full bathroom)



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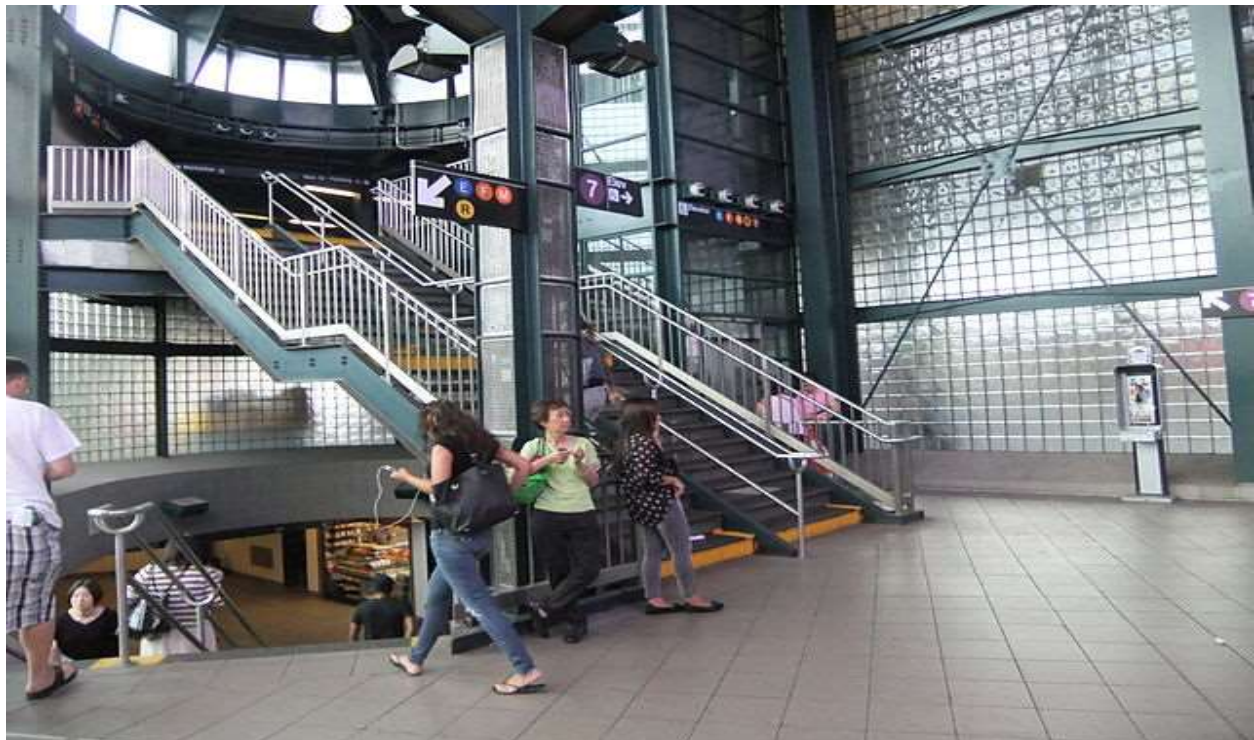
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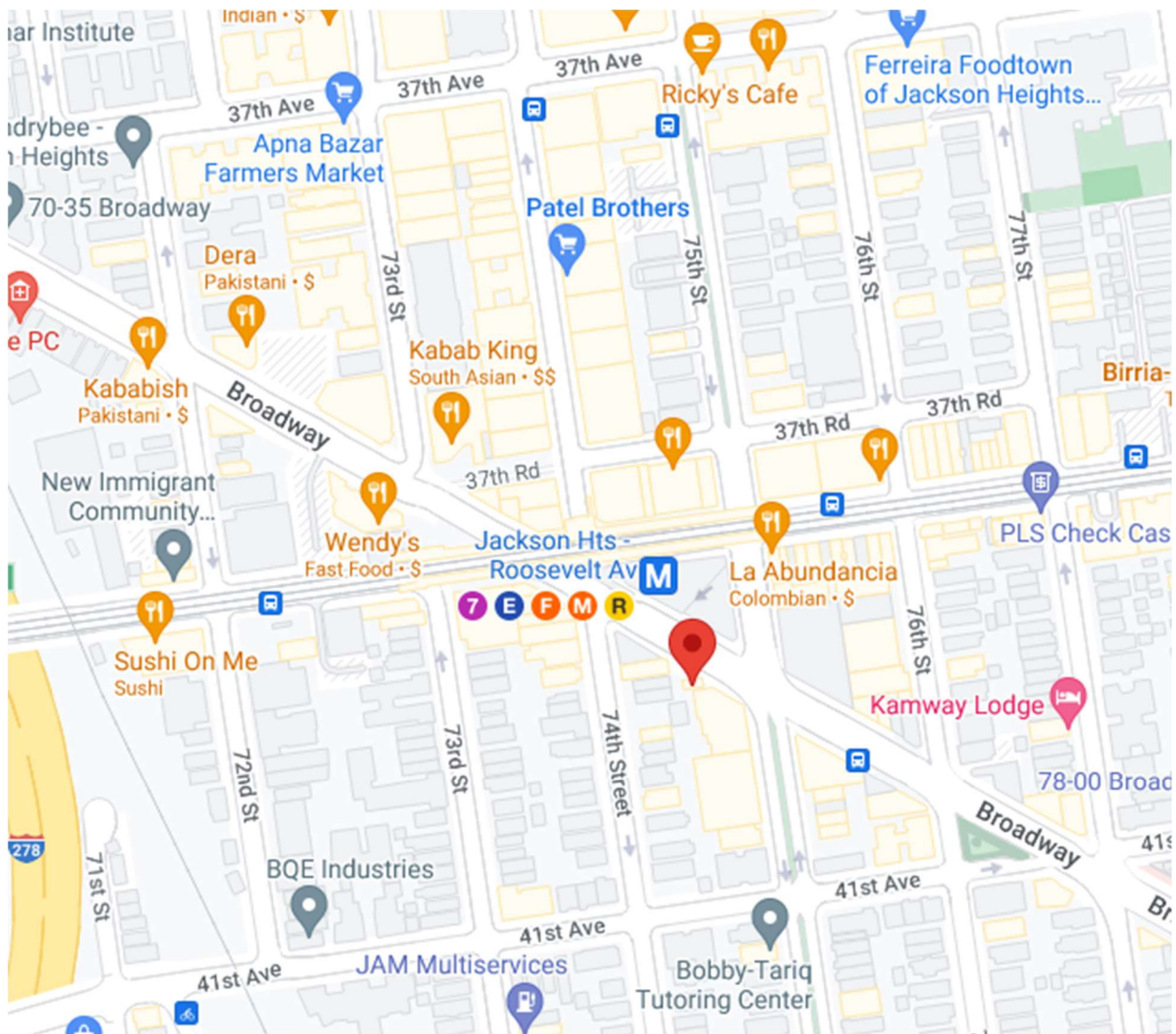
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