



E-Mail: Victor@VictorWeinberger.com

For Sale: Elmhurst Medical Building
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)

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 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 57th 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
 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

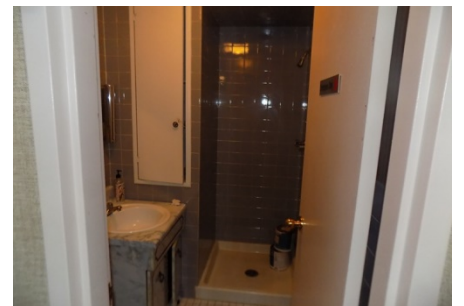
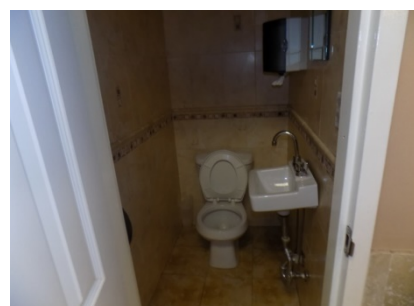
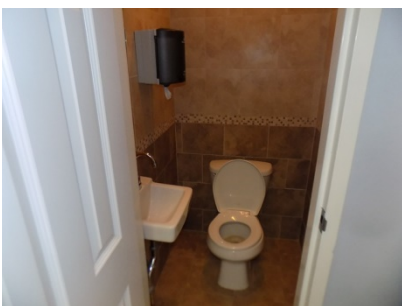
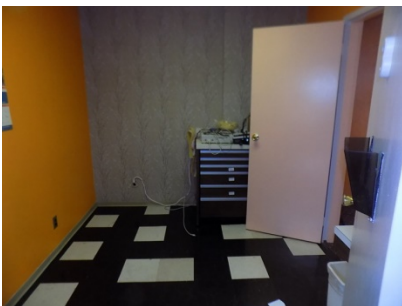
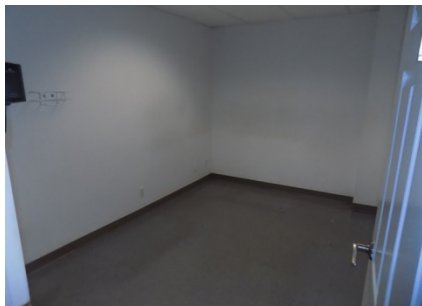
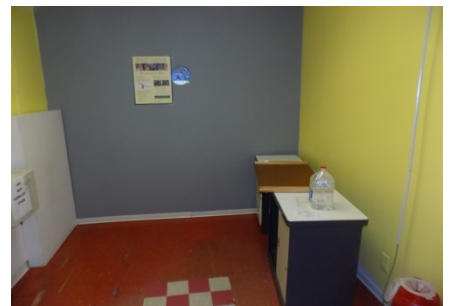
Neighborhood

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



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TAX MAP



CERTIFICATE OF OCCUPANCY

4000
 FORM 34 (REV. 11/79) ADM-923048-18(81) 34a

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS

DATE: 8/24/83

NO. Q. 100-110

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

USE	FIRE LOAD LBS. PER SQ. FT.	MAXIMUM OCC. BY PERSONS PERMITTED	SEPARATE EXIT TO STREET OR TO OTHER BUILDING	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.						BOILER ROOM, STORAGE.
1st.	120 100	30 30			5 6		MEDICAL OFFICES. ONE STORE.

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.

[Signature]
 BOROUGH SUPERINTENDENT

[Signature]
 COMMISSIONER

☐ ORIGINAL

☒ OFFICE COPY—DEPARTMENT OF BUILDINGS

☐ COPY



SURVEY

