

SALES - LEASING - APPRAISALS Victor D. Weinberger <small>NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com</small>		Astor Brokerage and ReMax Team Proudly Present For Sale or Lease: A prime Location 30,000 Sq.Ft. Professional Building	Elijohu (Akiva) Teitz Broker/Owner: Astor Brokerage 72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com 718-263-4500 (office) 718-644-4888 (cell)
 	917-806-7040 <small>CALL ME FOR ALL YOUR REAL ESTATE NEEDS EXPERIENCE - KNOWLEDGE - DEDICATION Over 1,200 Transactions Closed * Top 1% in USA CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME 71-15 Northern Blvd, Jackson Heights, NY, 1372 718-429-4400 (office) 917-591-8000 (e-Fax)</small>		
80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21) 30,000 Sq.Ft. 3 Floor Medical Building with 2 parking lots. Ideal for: Medical, Corporate Headquarters, School, Religious, etc			

Description: 30,000 Sq.Ft. Medical Building with Parking: Located within 1 to 3 blocks to Kew Garden Hills, Fresh Meadows, Hillcrest and Jamaica. Situated near 2 Major Hospitals, St. John's University, Grand Central Parkway, schools, Airports. Public transportation, etc.

Ideal Use: Medical, School, Corporate Office, Religious facility, etc

VIDEO: <https://youtu.be/YDeBZbUj1S8> (Highlight Link and Open in New Tab)

FOR SALE: \$12,900,000 or For Lease @\$37.50 per Sq.Ft. (Plus \$10 taxes)

Victor Weinberger 917-806-7040 or Akiva Teitz 718-644-4888



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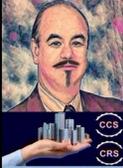
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BUILDING OVERVIEW: 80-15 164 ST

Address		Building	
Primary address	80-15 164th St	Building class	Office Only 2-6 Stories (O2)
Alternate address(es)	164-01 81st Ave	Square feet	24,720
Zip code	11432	Building dimensions	80 ft x 98.08 ft
Neighborhood	Fresh Meadows	Buildings on lot	1
Borough	Queens	Stories	2
Block & lot	07014-0022	Roof height	28 ft
		Year built	1968
		Year last altered	2008
		Structure type	Miscellaneous office
		Grade	None
Property Taxes		Use	
Tax class	4	Commercial units	1
Property tax	\$269,037	Office sqft	24,720
Property tax tentative	\$259,169	Certificate(s) of occupancy	
Lot		Floor Area Ratio (FAR)	
Lot sqft	16,000	Residential FAR	0.75
Lot dimensions	140 ft x 119 ft	Facility FAR	2
Ground elevation	88 ft	FAR as built	1.55
Corner lot	No	Allowed usable floor area	12,000
Zoning		Usable floor area as built	24,800
Zoning districts	R4, C1-3	Unused FAR	-12,800
Zoning map	14c		

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BUILDING OVERVIEW: 80-21 164 ST

Address

Primary address	80-21 164th St
Zip code	11432
Neighborhood	Fresh Meadows
Borough	Queens
Block & lot	07014-0026



Property Taxes

Tax class	4
Property tax	\$64,618
Property tax tentative	\$65,385

Lot

Lot sqft	3,500
Lot dimensions	40.17 ft x 92 ft
Ground elevation	88 ft
Corner lot	No

Zoning

Zoning districts	R4, C1-3
Zoning map	14c

Building

Building class	Office Only 2-6 Stories (O2)
Square feet	6,000
Building dimensions	40 ft x 40 ft
Buildings on lot	1
Stories	2
Roof height	21 ft
Year built	1952
Year last altered	1953

Structure type	Miscellaneous office
Grade	None

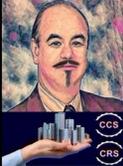
Use

Commercial units	2
Office sqft	6,000
Certificate(s) of occupancy	

Floor Area Ratio (FAR)

Residential FAR	0.75
Facility FAR	2
FAR as built	1.71
Allowed usable floor area	2,625
Usable floor area as built	5,985
Unused FAR	-3,360

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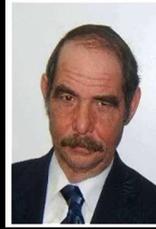
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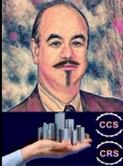
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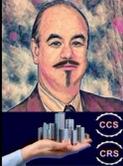
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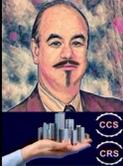
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Lobby
Elevator

Main entrance



LOBBY
ELEVATOR

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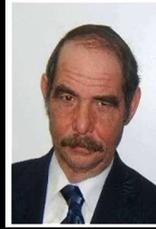
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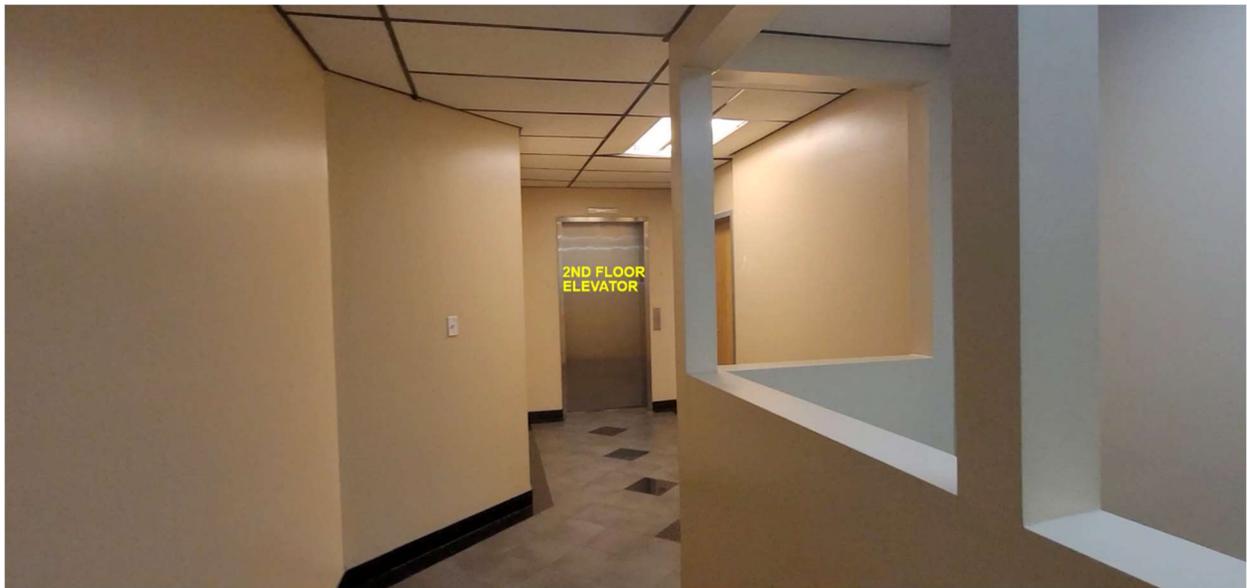
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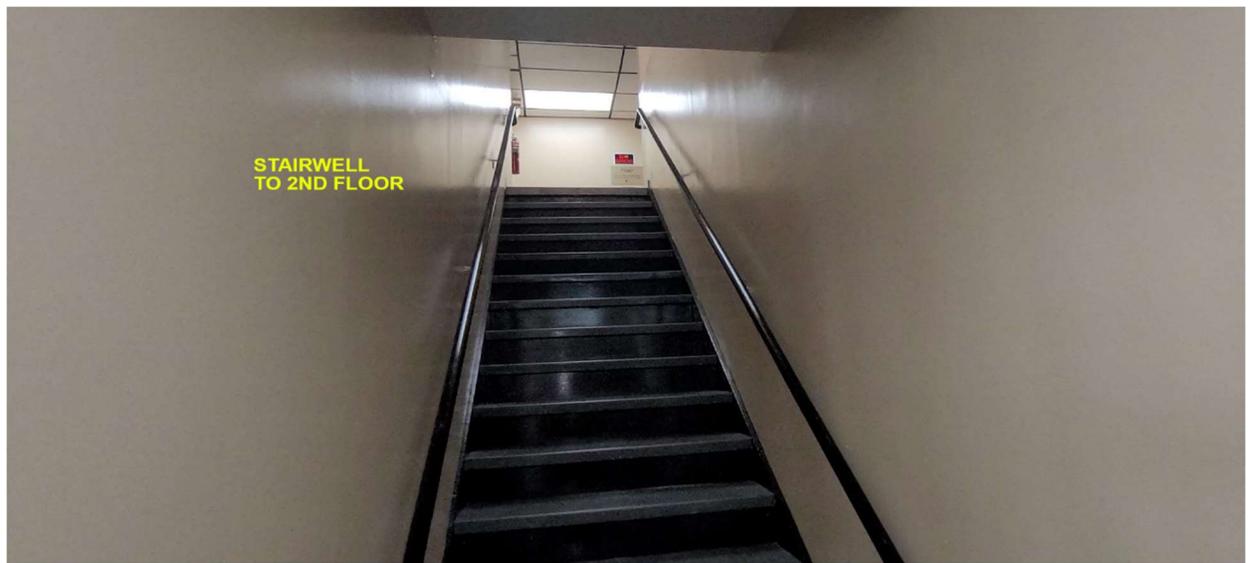
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Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)**

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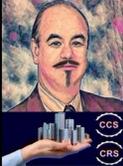


LOWER LEVEL PARKING LOT



UPPER PARKING LOT

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TAX MAP (ZOOMED-IN)



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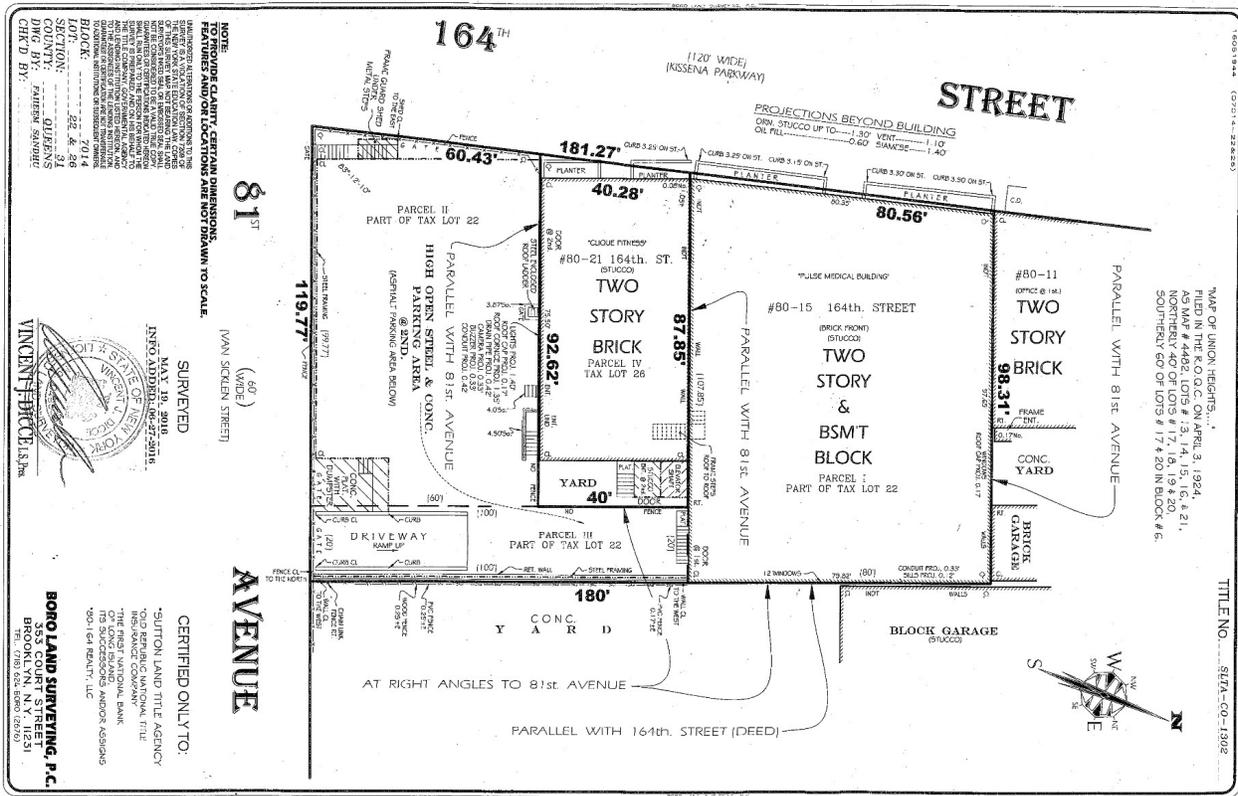
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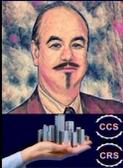
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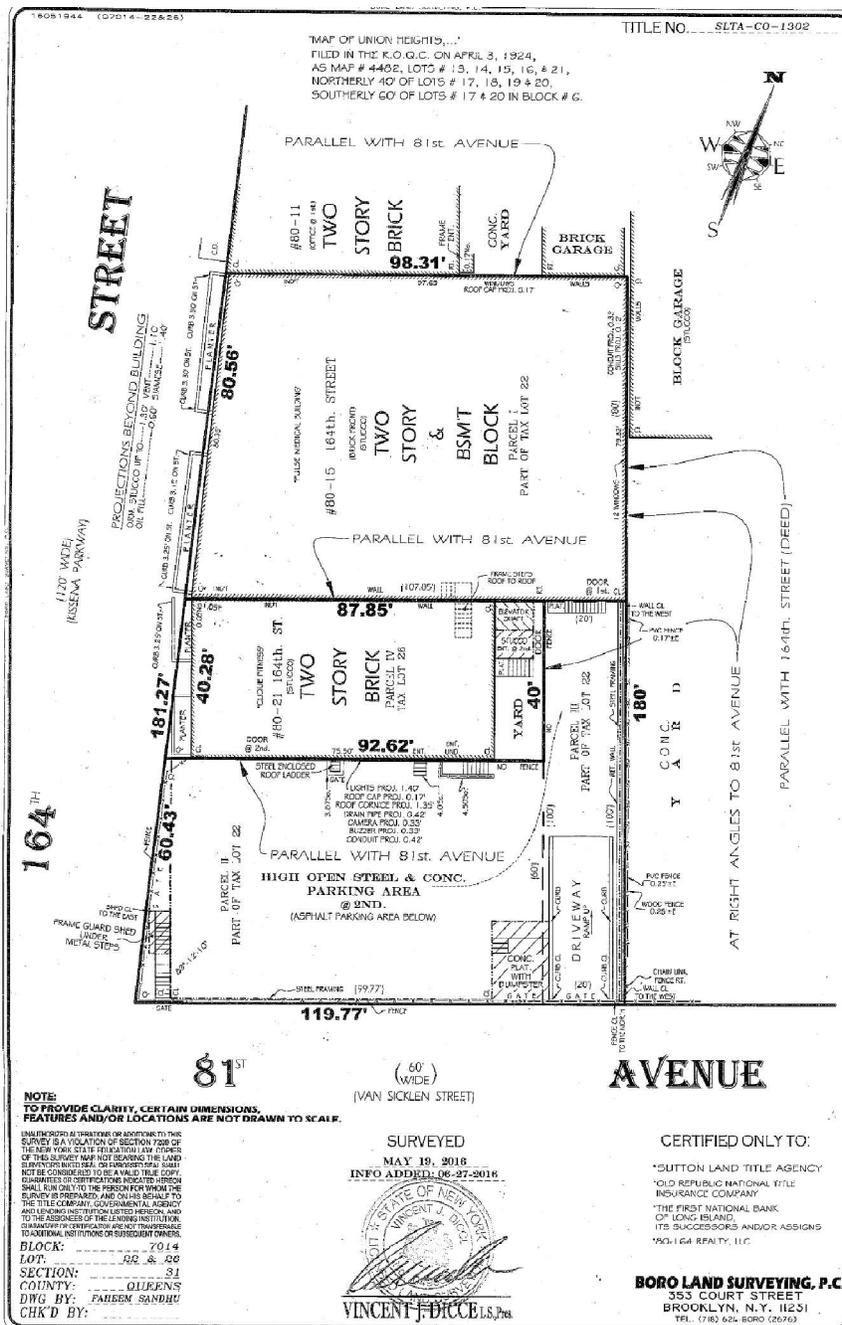
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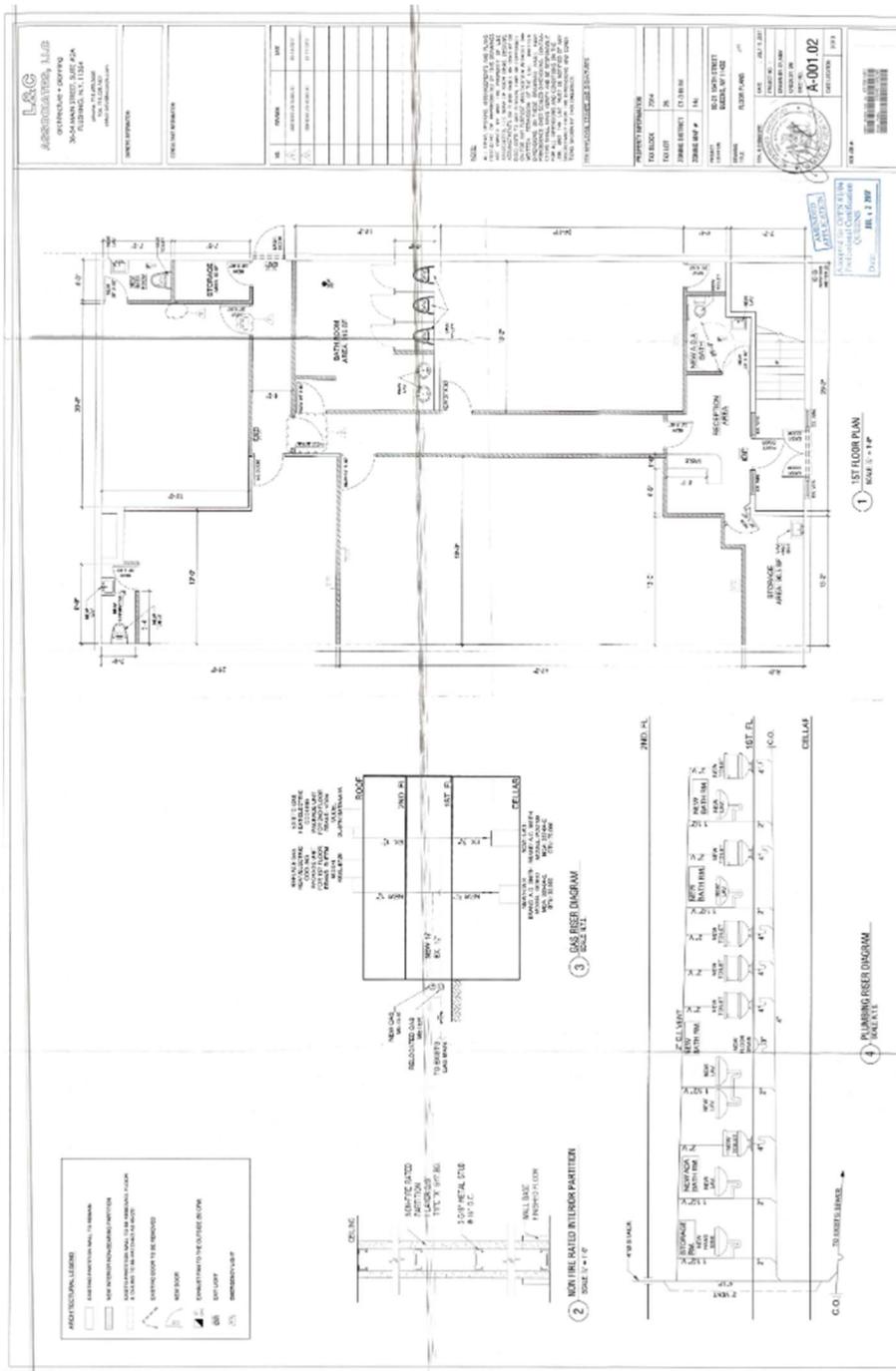
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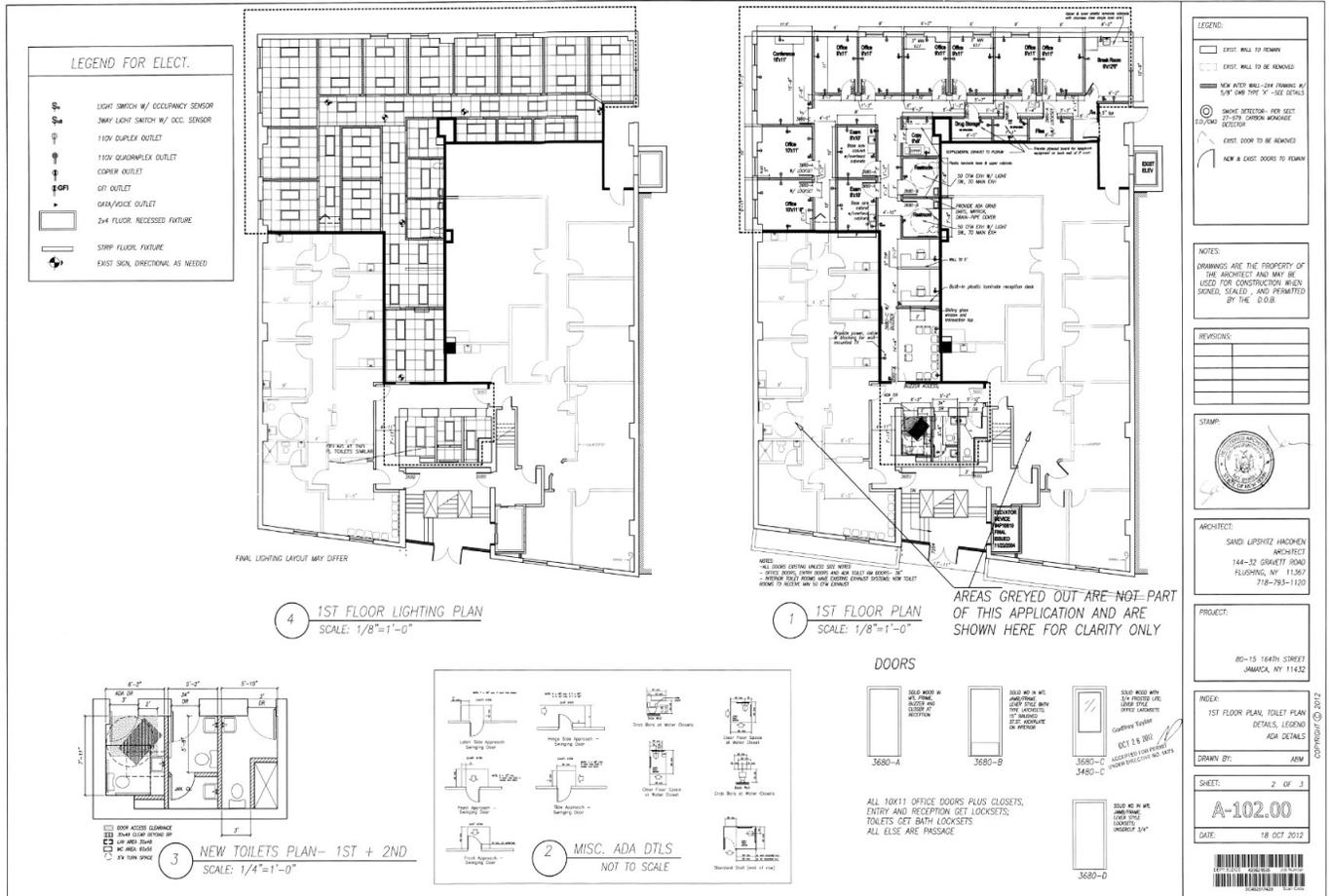
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FLOOR PLAN 80-15



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BUILDING OUTLINE AND ZONING 80-15 164th Street

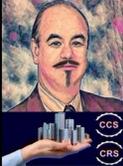


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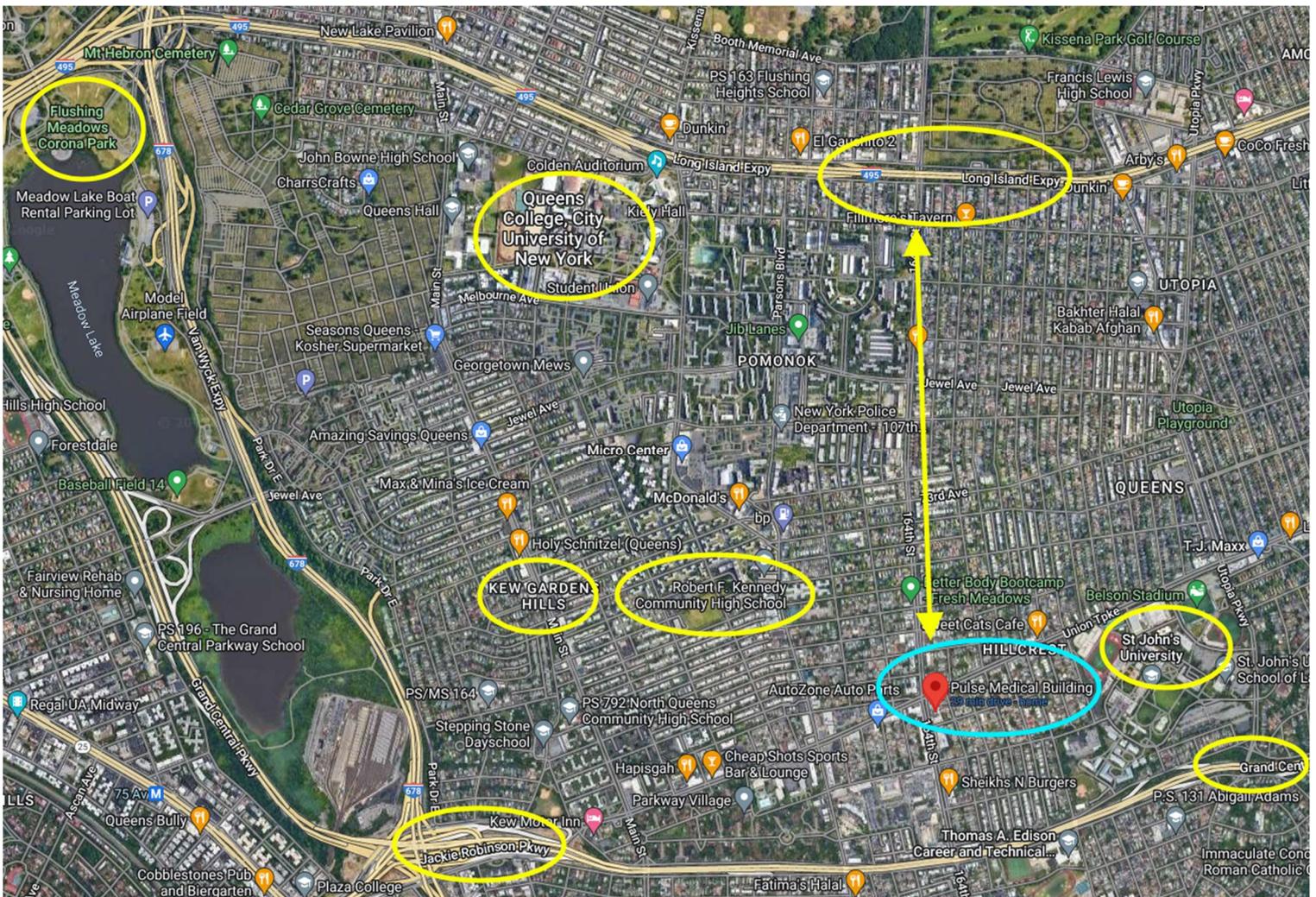
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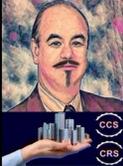
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AERIAL MAP



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