

**SALES-RENTALS-APPRAISALS**

**VICTOR WEINBERGER**  
 NYS Real Estate Associate  
 Top 1% USA

**Cell: 917-806-7040**  
 E-mail: Victor@VictorWeinberger.com

**71-15 Northern Blvd**  
 Jackson Heights, NY, 11370

**Off: 718-429-4400**  
 Fax: 917-831-4774

#1 RE/MAX TEAM

**FOR SALE or LEASE: “Class A” Office Building. Ideal for Various Users.**

**189-10 Hillside Ave, Hollis, NY., (Tax Block# 10454 Lot# 19)**

**Across the street from the exclusive “JAMAICA ESTATES” neighborhood. High area population. Lots of Apt Bldgs. Easy Access Via trains & Highways 26,000+ Traffic count (Department of Traffic)**

**FOR SALE: \$5,000,000**

**FOR LEASE: \$378,000 yr (\$40 per Sq.Ft. for 9,469 SF plus 8,000 SF parking)**

**Property Video: <https://youtu.be/vLZ02tLq8cQ> (RIGHT CLICK)**

**Featuring a 25 to 30 car indoor parking lot and elevator. Ideal for medical, religious, school, childcare, adult care, corporate headquarters, law, management, real estate, insurance, or any office type, etc., Entire/Partial 1<sup>st</sup> Floor 8,800 SF can build out retail, while the above will have offices.**

**Description:** A Professional, Modern High end 17,600 SF Building (which includes a 1<sup>st</sup> floor huge 8,800 gross SF parking lot) situated on a very busy street. Building is ideal for various users (mentioned above). Lots of construction taking place on Hillside Ave (including across the street. Located less than a mile from one of the busiest NYC commercial hubs in Jamaica. Priced to sell. A new building like this would cost more than \$5 Million to build.

**Attention Developers:** Building has additional air rights of 15,000+ SF, that can “possibly be added on the top of the building, without knocking down the existing structure (steel and concrete construction). Check with your engineer. Building is a must see to appreciate.



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

## PROPERTY OVERVIEW

(NOTE: THIS PROPERTY IS LOCATED 70 FEET FROM JAMAICA ESTATES)

### Address

Primary address	18910 Hillside Ave
Alternate address(es)	189-06 Hillside Ave 189-14 Hillside Ave
Zip code	11423
Neighborhood	Hollis
Borough	Queens
Block & lot	10454-0019



### Property Taxes

Tax class	4
Current tax bill	\$122,932
Projected tax bill	\$128,726

### Lot

Lot sqft	10,734
Lot dimensions	100.11 ft x 112.75 ft
Ground elevation	80 ft
Corner lot	No

### Zoning

Zoning districts	R6A, C2-4, DJ
Zoning map	15b

### Building

Building class	Office Only 2-6 Stories (O2)
Building sqft	17,600
Building dimensions	100 ft x 95 ft
Buildings on lot	2
Stories	2
Roof height	28 ft
Year built	1997

Garage sqft	8,800
-------------	-------

### Use

Commercial units	1
Office sqft	8,800
Garage sqft	8,800

### Floor Area Ratio (FAR)

Residential FAR	3
Facility FAR	3
FAR as built	1.64
Allowed usable floor area	32,202
Usable floor area as built	17,604
Unused FAR	14,598



**SALES-RENTALS-APPRAISALS**

**VICTOR WEINBERGER**  
 NYS Real Estate Associate  
 Top 1% USA

**Cell: 917-806-7040**  
 E-mail: Victor@VictorWeinberger.com

**71-15 Northern Blvd**  
 Jackson Heights, NY, 11370

**Off: 718-429-4400**  
 Fax: 917-831-4774




**WEST SIDE AERIAL VIEW**



# SALES-RENTALS-APPRAISALS



## VICTOR WEINBERGER

NYS Real Estate Associate  
Top 1% USA

Cell: 917-806-7040

E-mail: Victor@VictorWeinberger.com



71-15 Northern Blvd  
Jackson Heights, NY, 11370

Off: 718-429-4400

Fax: 917-831-4774

### PRIME INVESTMENT/USER OFFICE BUILDING

17,600 SF BLDG (includes 8,800 sf Parking)

BLOCK/LOT: 10454 / 19

ZONING: R6A, R2, C2-4, D)

\* STEEL CONCRETE CONSTRUCTION

\* TONS OF WINDOWS FOR NATURAL LIGHT

\* CAN BE COMBINED FOR 8,800 SF MEGA SPACE

\* 15,000 SF "AS OF RIGHT" Air Rights

\* CENTRAL AIR AND HEAT

\* KITCHEN AND CONFERENCE ROOMS

\* CUBICLE AREAS

\* PARKING FOR 25-30 CARS

### LOCATION...LOCATION...LOCATION...

#### NEARBY PUBLIC TRANSPORTATION

BLOCKS TO SUBWAYS

NEAR BUSES

#### NEARBY HIGHWAYS

CLEARVIEW & VAN WYCK EXPRESSWAYS,

CROSS ISLAND & GRAND CENTRAL PARKWAYS

#### INearby Retail and Landmarks:

MCDONALDS, TD BANK, SUBWAY, CHASE BANK,  
BANK OF AMERICA FINANCIAL CENTER, KFC, WHITE  
CASTLE, KEY FOOD 1.9 Miles to St. John's Univ.

#### TRANSPORTATION

TRANSIT/SUBWAY

Jamaica-179 Street Transit Stop 0.7 mi

COMMUTER RAIL

Hollis Station Commuter Rail (Hempstead Branch) 0.6 mi

Saint Albans Station Commuter Rail (West Hempstead Branch) 8 min drive 2.4 mi

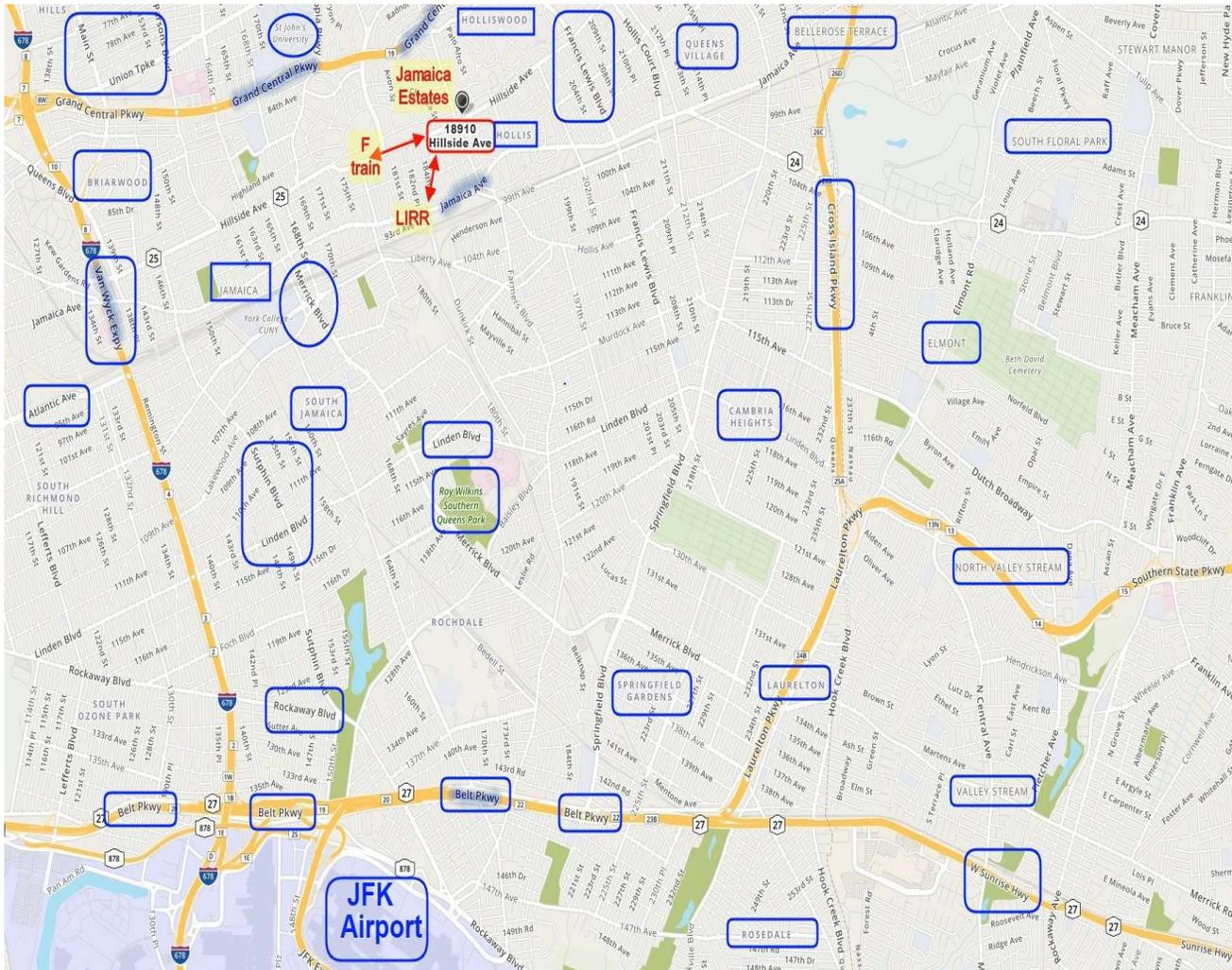
St. John's University. 4 min drive 1.9 mi

AIRPORT

John F. Kennedy International Airport 13 min drive 8.2 mi

La Guardia Airport 14 min drive 8.7 mi

Newark Liberty International Airport 49 min drive 29.7 mi



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

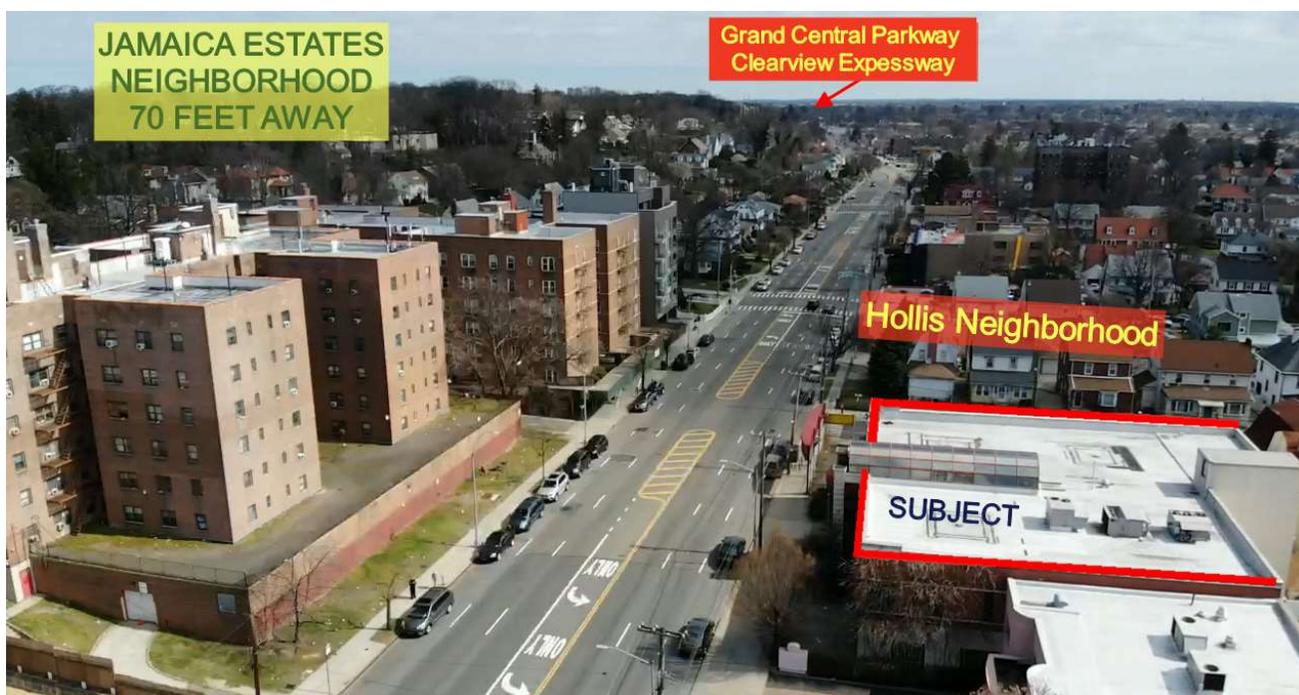
**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



**SALES-RENTALS-APPRAISALS**



**VICTOR WEINBERGER**  
NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**  
E-mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)



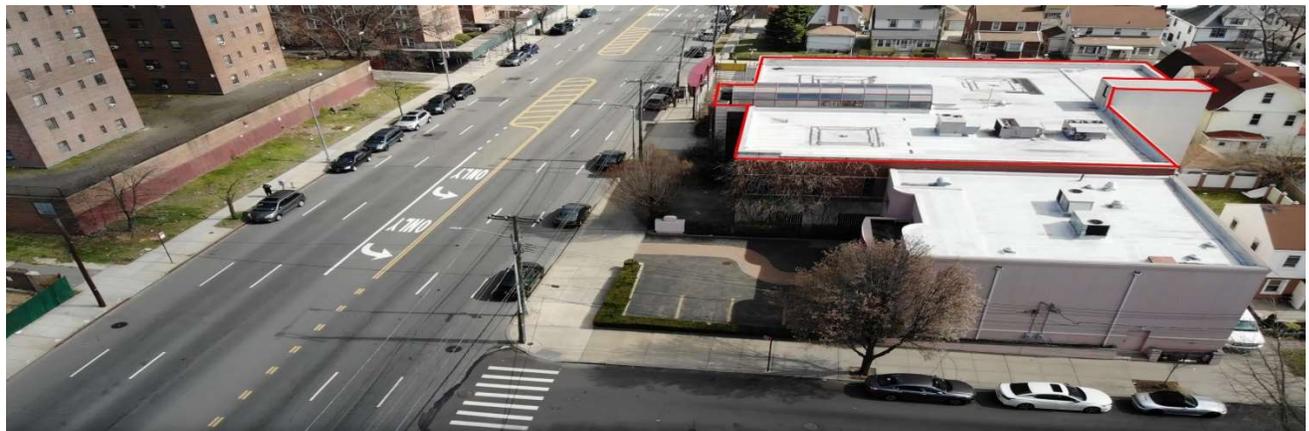
**71-15 Northern Blvd**  
Jackson Heights, NY, 11370

**Off: 718-429-4400**  
**Fax: 917-831-4774**

**EXTERIOR PHOTOS**



**Hillside Ave West to East View**



**Side and Rear view from 190 St (Note lots of windows for natural light)**



**SALES-RENTALS-APPRAISALS**



**VICTOR WEINBERGER**  
NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**  
E-mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)



**71-15 Northern Blvd**  
**Jackson Heights, NY, 11370**

**Off: 718-429-4400**  
**Fax: 917-831-4774**

**Garage East and West Panoramic View (note the open sides for ventilation)**



**Garage West View Entrance**



**Garage East View Entrance**



**SALES-RENTALS-APPRAISALS**



**VICTOR WEINBERGER**  
NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**  
E-mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)



**71-15 Northern Blvd**  
**Jackson Heights, NY, 11370**

**Off: 718-429-4400**  
**Fax: 917-831-4774**

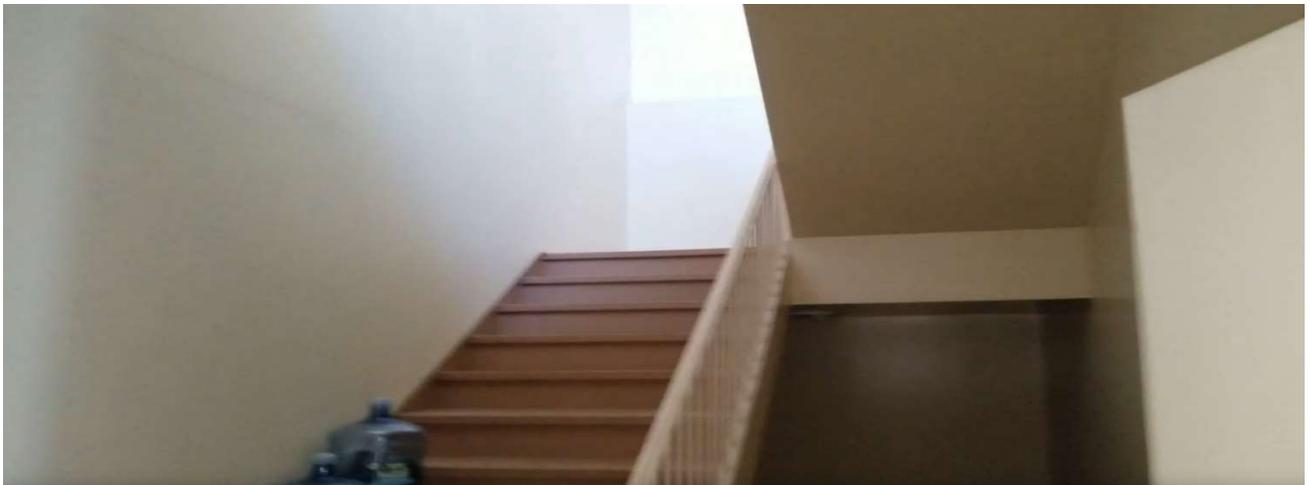
**Lobby Elevator (for 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor and Basement area)**



**Front entrance Extra Wide concrete/steel Stairwell**



**Rear Extra Wide Stairwell to the Roof and Garage area**



**SALES-RENTALS-APPRAISALS**



**VICTOR WEINBERGER**  
NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**  
E-mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)



**71-15 Northern Blvd**  
**Jackson Heights, NY, 11370**

**Off: 718-429-4400**  
**Fax: 917-831-4774**

2<sup>nd</sup> Floor Atrium (separates the West and East Wing of 8,800 SF floor)



West Wing reception area panoramic view



East Wing reception area panoramic view



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

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



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



**Kitchen West Wing**



**Kitchen East Wing**



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

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



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

## Restrooms



**SALES-RENTALS-APPRAISALS**

**VICTOR WEINBERGER**  
 NYS Real Estate Associate  
 Top 1% USA

**Cell: 917-806-7040**  
 E-mail: Victor@VictorWeinberger.com

**71-15 Northern Blvd**  
 Jackson Heights, NY, 11370

**Off: 718-429-4400**  
 Fax: 917-831-4774



2<sup>nd</sup> Floor elevator



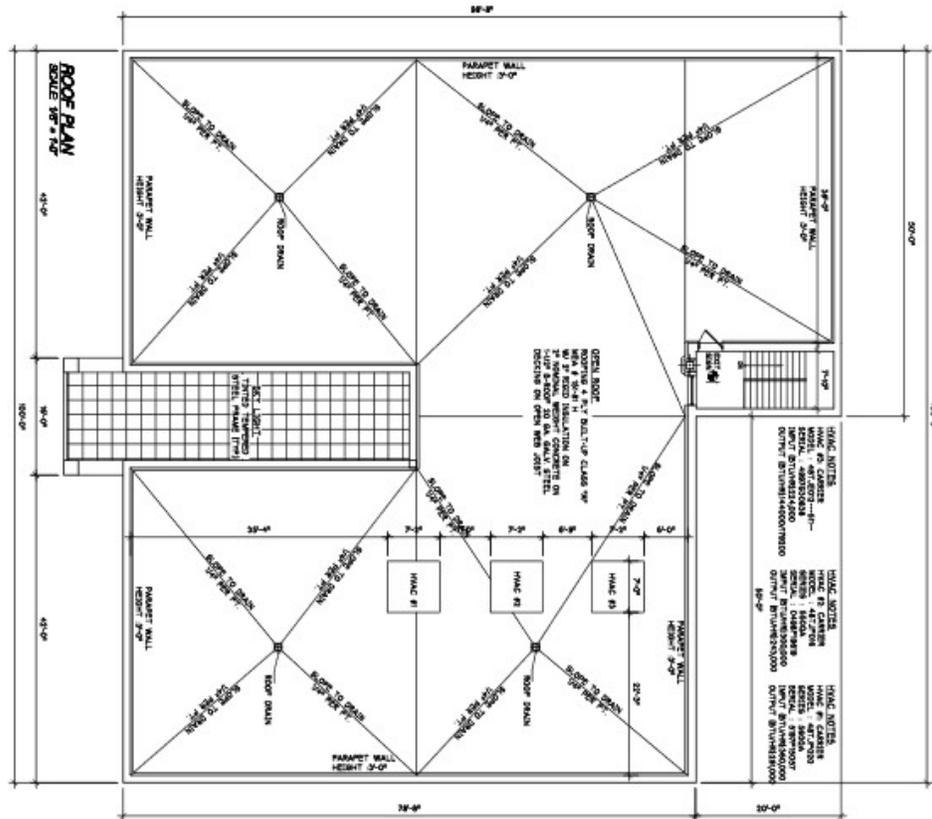
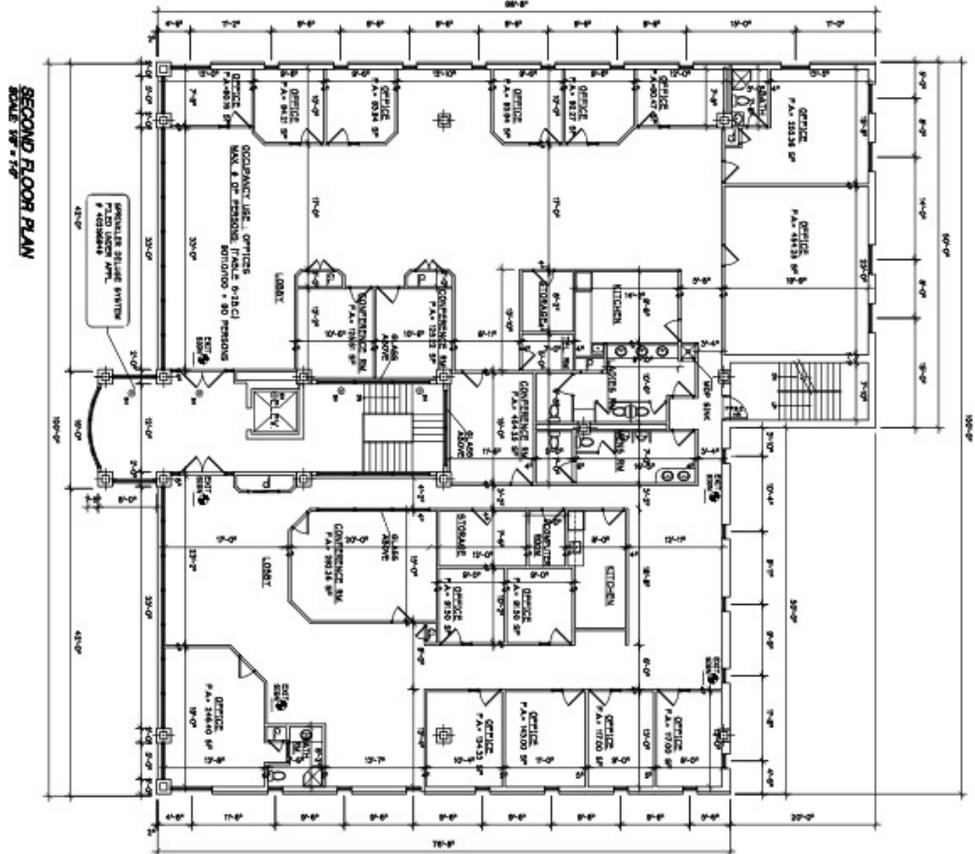
Electric breakers and gas meters







2<sup>nd</sup> Floor



400945423  
COPY OF PLAN

NO.	DATE	REVISION
	06/15/06	AMENDMENT
	03/06/09	AMENDMENT
DRAWING TITLE		
A-03		

OWNER:	CDL / JP
DRAWN BY:	ELC
CHECKED BY:	MSB
SCALE:	AS NOTED
DATE:	06/26/06

**DRAWING TITLE**  
**SECOND FLOOR AND ROOF PLAN**

**PROJECT:**  
 189-08  
 HILLSIDE AVENUE  
 Hollis, Queens, N.Y.

**SEAL:**

THE ARCHITECT SHALL NOT HAVE CONTROL OR COVER OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, DEVIATIONS, MODIFICATIONS OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROVISIONS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SIGNED UNLESS BY CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL OR PARTNER WHO HAS NOT WITHDRAWN FROM ANY CONSTRUCTION SUPERVISION.

**Gerald J. Caliendo, R.A., A.I.A.**  
 Architect, P.C.

126-22 QUANTLEN DRIVE  
 HOLLIS, N.Y. 11423

NEW YORK OFFICE  
 110 WEST 30TH STREET  
 NEW YORK, N.Y. 10001

NEW YORK OFFICE  
 110 WEST 30TH STREET  
 NEW YORK, N.Y. 10001

NEW YORK OFFICE  
 110 WEST 30TH STREET  
 NEW YORK, N.Y. 10001

NEW YORK OFFICE  
 110 WEST 30TH STREET  
 NEW YORK, N.Y. 10001

NEW YORK OFFICE  
 110 WEST 30TH STREET  
 NEW YORK, N.Y. 10001

# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

## TAX MAP - BUILDING OUTLINE – ZONING MAP



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

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



**71-15 Northern Blvd**  
Jackson Heights, NY, 11370

**Off: 718-429-4400**

**Fax: 917-831-4774**

## TAX MAP (zoomed -in)





# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

E-mail: Victor@VictorWeinberger.com



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**



## Certificate of Occupancy

**CO Number: 400645423F**

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.*

<b>A.</b>	<b>Borough:</b> Queens	<b>Block Number:</b> 10454	<b>Certificate Type:</b> Final
	<b>Address:</b> 189-08 HILLSIDE AVENUE	<b>Lot Number(s):</b> 19	<b>Effective Date:</b> 09/19/2012
	<b>Building Identification Number (BIN):</b> 4447028	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-D	(1968 Code)	
	<b>Building Occupancy Group classification:</b> COM	(Prior to 1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 2	<b>Height in feet:</b> 38	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> Parking spaces (25), Parking (9811 square feet)		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner

# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

E-mail: Victor@VictorWeinberger.com



**71-15 Northern Blvd**  
Jackson Heights, NY, 11370

**Off: 718-429-4400**

**Fax: 917-831-4774**



## Certificate of Occupancy

CO Number: **400645423F**

### 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
CEL		OG	E		6F	ACCESSORY USE, METERS ROOM, MECHANICAL ROOM.
001		100	E		6	BUILDING LOBBY OPEN PARKING SPACES FOR 21 CARS
002	90	100	E		6, 4	OFFICES
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

## SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate  
Top 1% USA

**Cell: 917-806-7040**

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



**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

### SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Hillside Avenue, distant 50.04 feet easterly from the corner formed by the intersection of the said southerly side of Hillside Avenue with the easterly side of 189<sup>th</sup> Street, formerly Hollis Avenue;

RUNNING THENCE Southerly and parallel with 189<sup>th</sup> Street, 97.07 feet;

THENCE Easterly at right angles to 189<sup>th</sup> Street, 50 feet;

THENCE Southerly along a line forming an interior plot of angle of 270 degrees with the last mentioned course, 20.00 feet;

THENCE Easterly at right angles with the last mentioned course, 50.00 feet;

THENCE Northerly at right angles with the last mentioned course, 112.75 feet to the southerly side of Hillside Avenue;

THENCE Westerly along the southerly side of Hillside Avenue, 100.11 feet to the point or place of BEGINNING.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

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

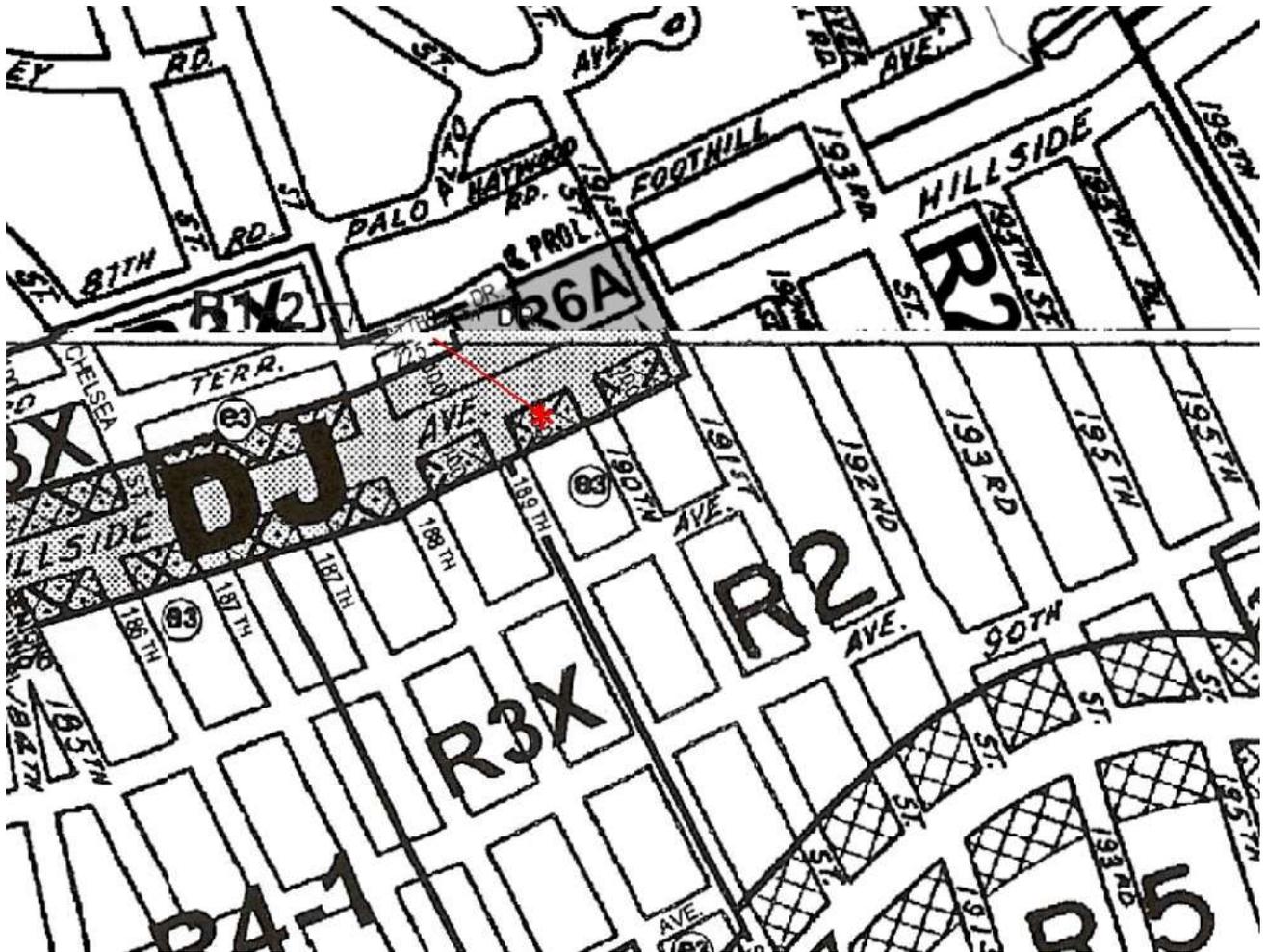


**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

## ZONING MAP



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**

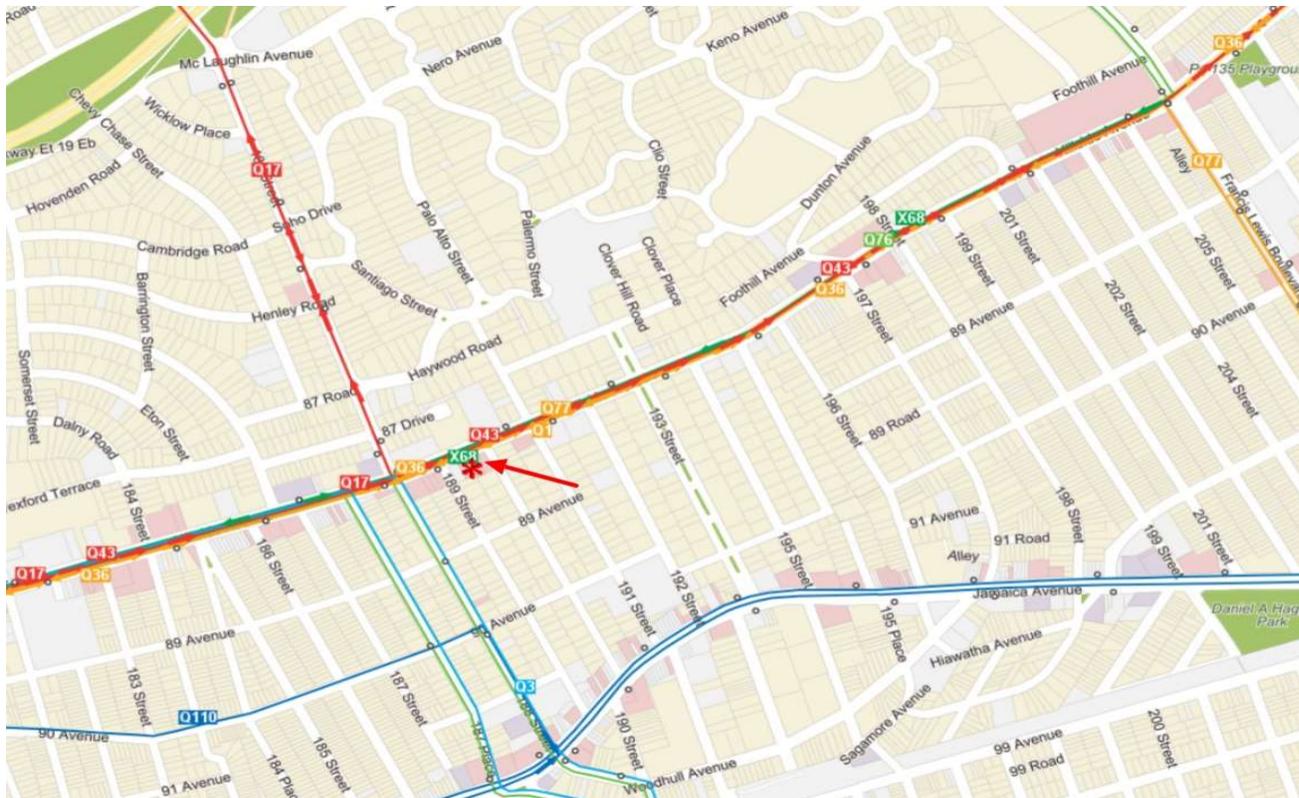


**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

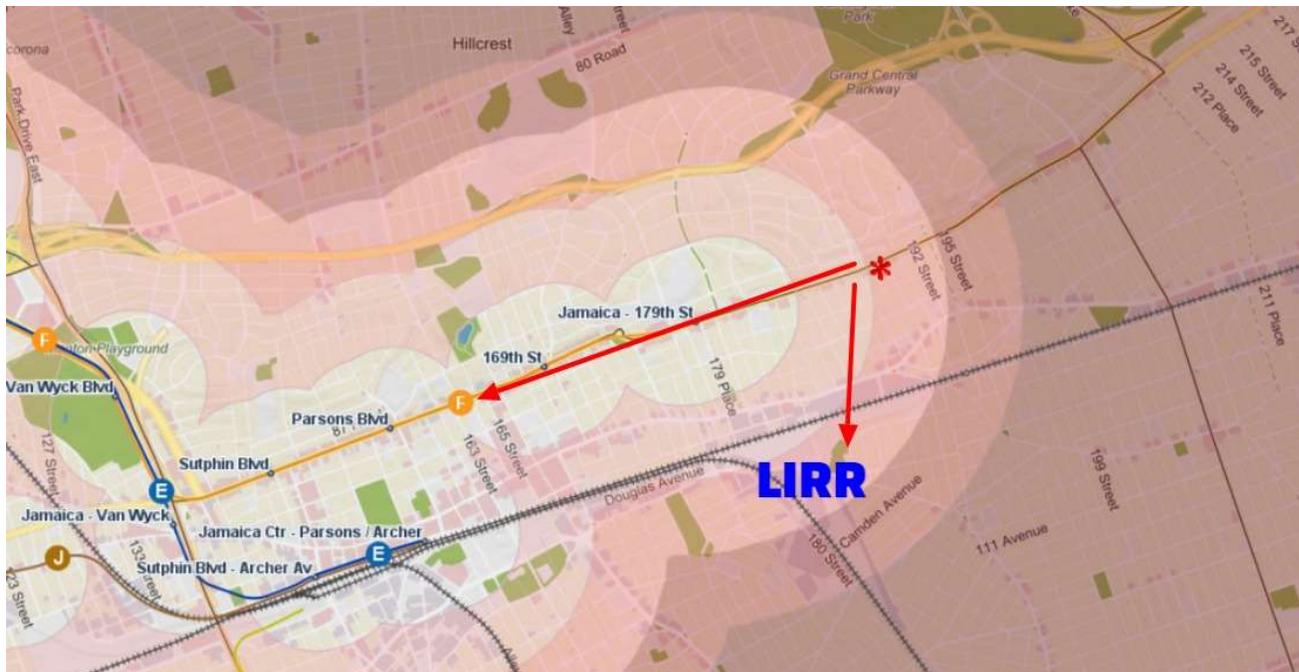
**Off: 718-429-4400**

**Fax: 917-831-4774**

## BUSES



## SUBWAY



# SALES-RENTALS-APPRAISALS



**VICTOR WEINBERGER**

NYS Real Estate Associate

Top 1% USA

**Cell: 917-806-7040**

**E-mail: Victor@VictorWeinberger.com**

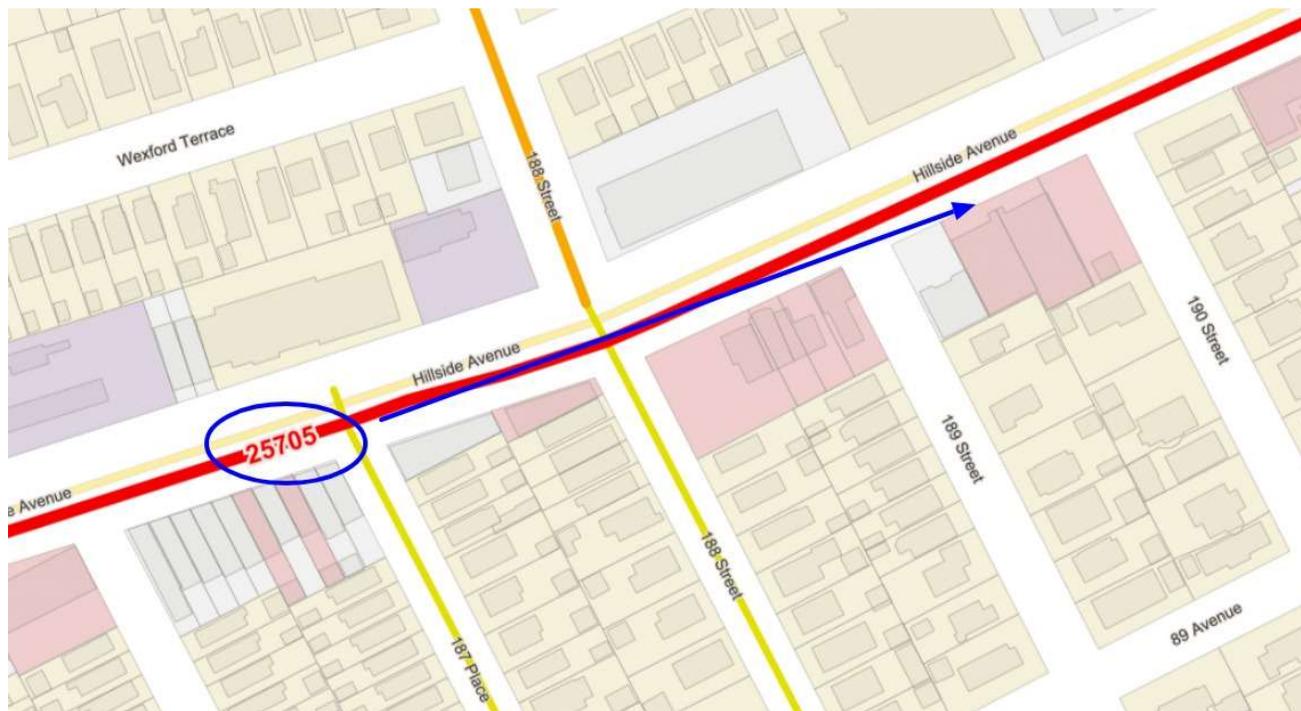


**71-15 Northern Blvd  
Jackson Heights, NY, 11370**

**Off: 718-429-4400**

**Fax: 917-831-4774**

## DAILY TRAFFIC COUNT (Department of Traffic)



# SALES-RENTALS-APPRAISALS



## VICTOR WEINBERGER

NYS Real Estate Associate

Top 1% USA

Cell: 917-806-7040

E-mail: Victor@VictorWeinberger.com



71-15 Northern Blvd  
Jackson Heights, NY, 11370

Off: 718-429-4400

Fax: 917-831-4774

## DEMOGRAPHICS

### Demographics Zip Code: 11423

#### Population Demographics

Total population	31,400
Female population	51.3%
Male population	48.7%
Median age	40.8
Male median age	39.7
Female median age	42.3

#### Education

No highschool	8.6%
Some highschool or college	54.6%
Bachelors degree	8.3%

#### Other

Citizens	83.3%
Citizens born in US	44.3%
English speakers	92.8%

#### Journey to Work

Work in a metropolitan area	99.9%
Work in a micropolitan area	0.1%
Work at home	3.4%
Go to work by car	46.9%
Go to work after 10 am	22.2%

#### Economic/Employment

Average household income	\$90,438
White collar	79.9%
Blue collar	20.1%

#### Housing

Family households	73.5%
Households with kids	32.8%
Housing units	10,499
Occupied housing units	9,787
Owner occupied units	58.0%
Average number of people per household	3.16
Median year structure built	1948
Houses with mortgages	66.7%

#### Wealth

Median value for units with a mortgage	\$485,900
Median value for units without a mortgage	\$448,600
Median gross rent	\$1,411
Median housing costs per month	\$1,540
Population in poverty	9.1%

# SALES-RENTALS-APPRAISALS



## VICTOR WEINBERGER

NYS Real Estate Associate  
Top 1% USA

Cell: 917-806-7040

E-mail: Victor@VictorWeinberger.com



71-15 Northern Blvd  
Jackson Heights, NY, 11370

Off: 718-429-4400

Fax: 917-831-4774

## NEARBY SCHOOLS

### Nearest Public Elementary School (not zoned)

School	<b>P.S. 268 - Q</b>
School code	<b>29Q268</b>
Distance (miles)	<b>0.86</b>
Principal	<b>Lissa Grant-Stewart</b>
Phone number	<b>(718) 206-3240</b>
Quality score	<b>Good</b>

### Nearest Private Elementary School

School	<b>Wellspring Elementary</b>
Distance (miles)	<b>0.202</b>
Principal	<b>Jamiylah Jones</b>
Phone number	<b>(718) 721-3523</b>

### Nearest Public Middle School (not zoned)

School	<b>P.S. 268 - Q</b>
School code	<b>29Q268</b>
Distance (miles)	<b>0.86</b>
Principal	<b>Lissa Grant-Stewart</b>
Phone number	<b>(718) 206-3240</b>
Quality score	<b>Good</b>

### Nearest Private Middle School

School	<b>Riverton Street Charter School</b>
Distance (miles)	<b>1.851</b>
Principal	<b>Andrea Whitehurst</b>
Phone number	<b>(718) 481-8200</b>

### Nearest Public High School (not zoned)

School	<b>Cambria Heights Academy - Q</b>
School code	<b>29Q326</b>
Distance (miles)	<b>0.263</b>
Principal	<b>Melissa Menake</b>
Phone number	<b>(718) 776-2815</b>
Quality score	<b>Good</b>

### Nearest Private High School

School	<b>Yeshiva University HS For Girls</b>
Distance (miles)	<b>0.241</b>
Principal	<b>CB Neugroschl</b>
Phone number	<b>(718) 479-8550</b>