

<p>SALES - LEASING - APPRAISALS Victor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com</p> <p>917-806-7040</p> <p>CALL ME FOR ALL YOUR REAL ESTATE NEEDS EXPERIENCE - KNOWLEDGE - DEDICATION Over 1,200 Transactions Closed - Top 1% in USA CHAIRMAN'S CLUB MEMBER - REMAX HALL OF FAME <small>71-15 Northern Blvd., Jackson Heights, NY 11372 718-429-2400 (office) 917-881-8000 (in PA)</small></p>	<p>FOR SALE: PRIME JACKSON HEIGHTS BUILDING One of the best retail blocks in New York City</p>	
<p>37-53 82nd Street, Jackson Heights, NY, 11372 * 1st Floor: 2,000 SF * 2nd Floor: 1,600 SF * Full Basement</p>	<p>More pedestrian traffic than almost any other block in Queens. Some of the highest rents per SF in Queens.</p>	
<p>Only 3 blocks to Elmhurst Hospital. Situated less than 100 feet to Roosevelt Ave/82nd street #7 Subway. Many National tenants are on the block. Rare vacancies on this block.</p>		
		

PRIME LOCATION QUEENS MIXED USED PROPERTY

37-53 82nd Street, Jackson Heights, NY, 11372

(Btw: 37th Ave and Roosevelt Ave. Only 100 feet to the #7 train)

3,600 SF Building (1st Floor 20 x 100. 2nd Floor 1,600 SF) With full basement

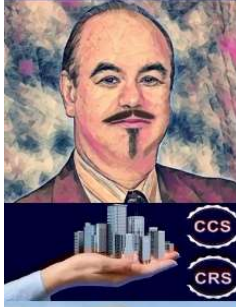
FULLY VACANT FOR OWNER/USER/INVESTOR

\$3,650,000

Retail market rent \$125 per Sq.Ft. & 2nd floor is \$60 psf. (\$346,000 yr)



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Address

Primary address	37-53 82nd St
Zip code	11372
Neighborhood	Jackson Heights
Borough	Queens
Block & lot	01470-0052



Property Taxes

Tax class	4
Property tax	\$47,283

Lot

Lot sqft	2,000
Lot dimensions	20 ft x 100 ft
Ground elevation	65 ft
Corner lot	No

Zoning

Zoning districts	C4-3 i
Zoning map	9d
Historic district	Jackson Heights
Qualified opportunity zone	Yes (map) i

Building

Building class	Multi-Story Retail Building (2 or More) (K2) i
Square feet	3,400
Building dimensions	20 ft x 70 ft
Buildings on lot	1
Stories	2
Roof height	26 ft
Year built	1922
Year last altered	1983 i

Structure type	Small retail
Construction type	Masonry
Grade	C+

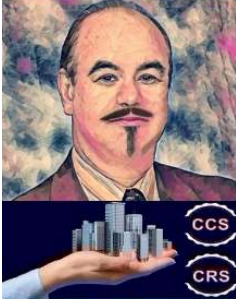
Use

Commercial units	2
Office sqft	700
Retail sqft	2,700
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	2.43
Commercial FAR	3.4
Facility FAR	4.8
FAR as built	1.70 i
Maximum usable floor area	6,800
Usable floor area as built	3,400
Unused FAR	3,400

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15,000 DAILY TRAFFIC IN FRONT OF 37-53 82 ST (As per DOT)

81-27

37th AVENUE

37-02
 Jewelry 37-06
 37-10
 37-12
 37-16
 37-18
 37-20
 37-28
 37-30
 37-40
 37-42
 37-46/
 50
 37-52
 Galleria
 37-54
 37-60
 37-60
 37-62
 37-66
 37-68

ROOSEVELT AVENUE
 Local Retail

82-01
 Western Queens Health
 Associates/
 Office Building

37th AVENUE

37-01
 37-03 Coco Tea & Juice/Deli/SOS Boutique
 8
 37-07
 2
 37-15 BANANA REPUBLIC
 N
 37-21
 37-27 Elegante
 D
 37-29
 S
 37-31
 37-33
 T
 37-39 COHEN'S Fashion Optical
 \$5 Show Warehouse/Young Girl
 37-41
 R
 37-47
 AMERICA'S LEADING PERFUMERY CHAIN
 E
 37-49 N Brands
 37-51 CK Jeans
 37-53 **37-53 82nd ST OUR BUILDING**
 37-55 Formerly Petland Discount
 E
 Brands & Co.
 T
 37-57
 37-59 Convenience store
 37-61 Divisions II Jewelers
 37-63 Jewelry
 37-65 Mike's Jewelry
 37-67 Top Gun Leather
 37-69 Sagitario Bakery

ROOSEVELT AVENUE
 Local Retail

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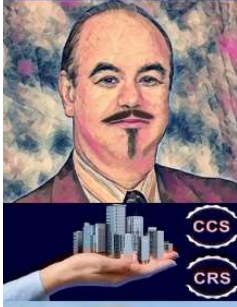
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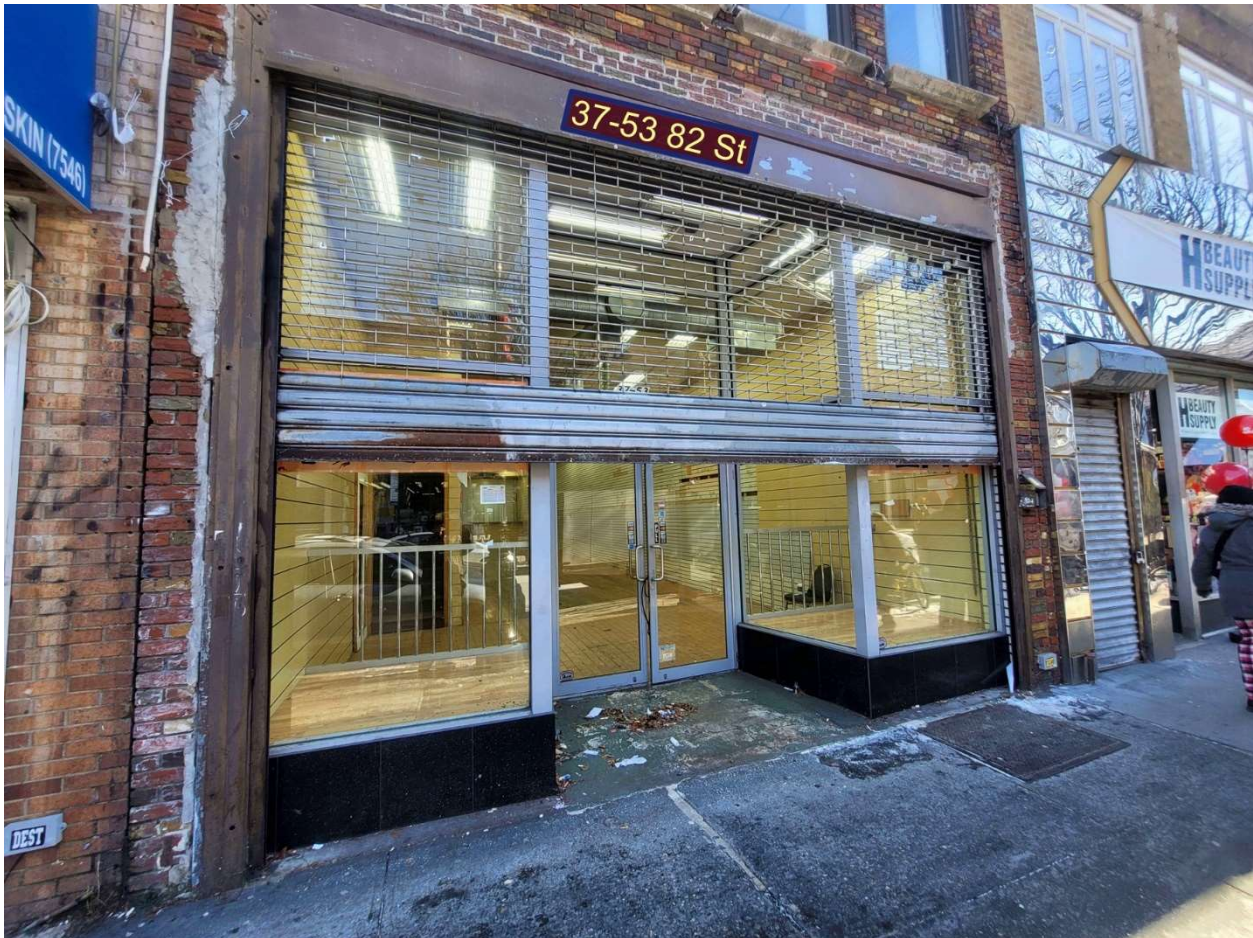
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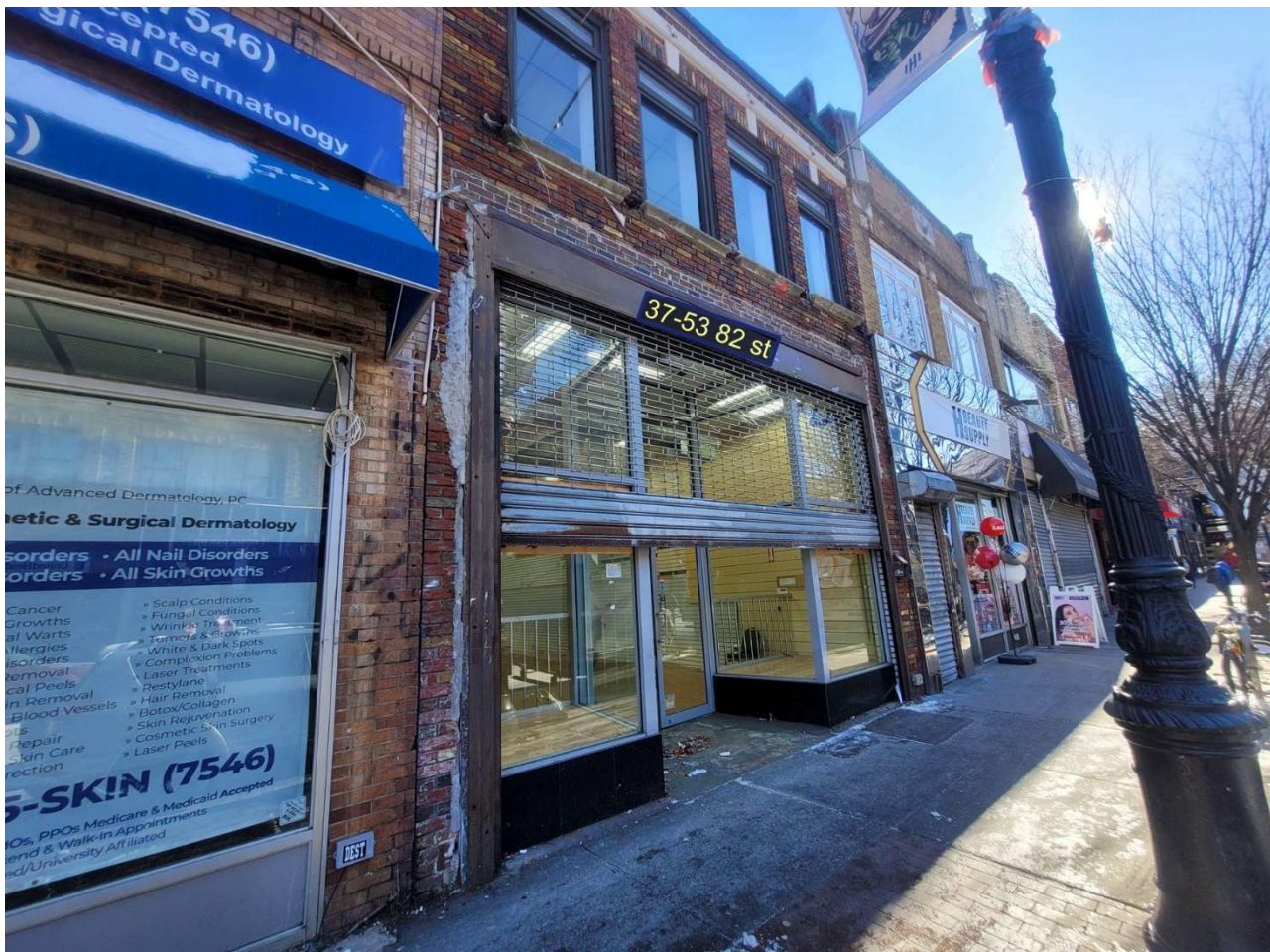
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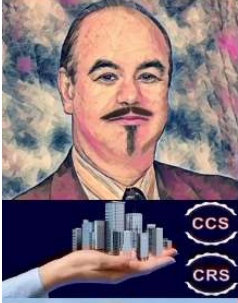


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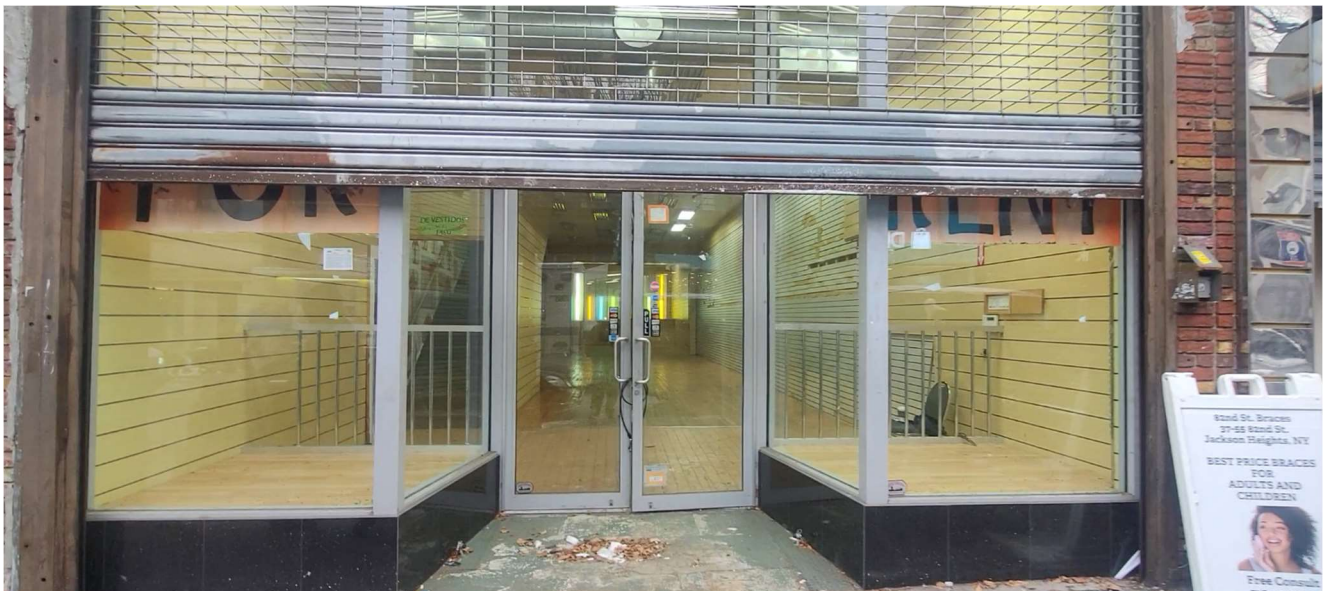


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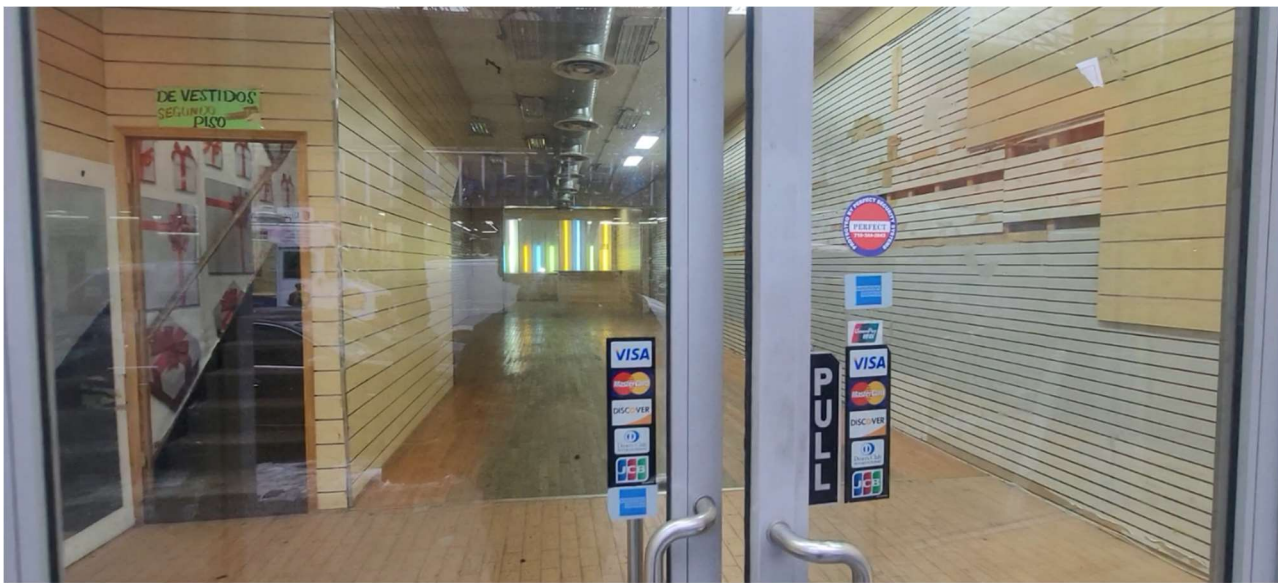
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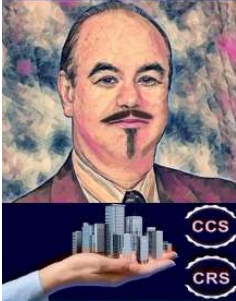
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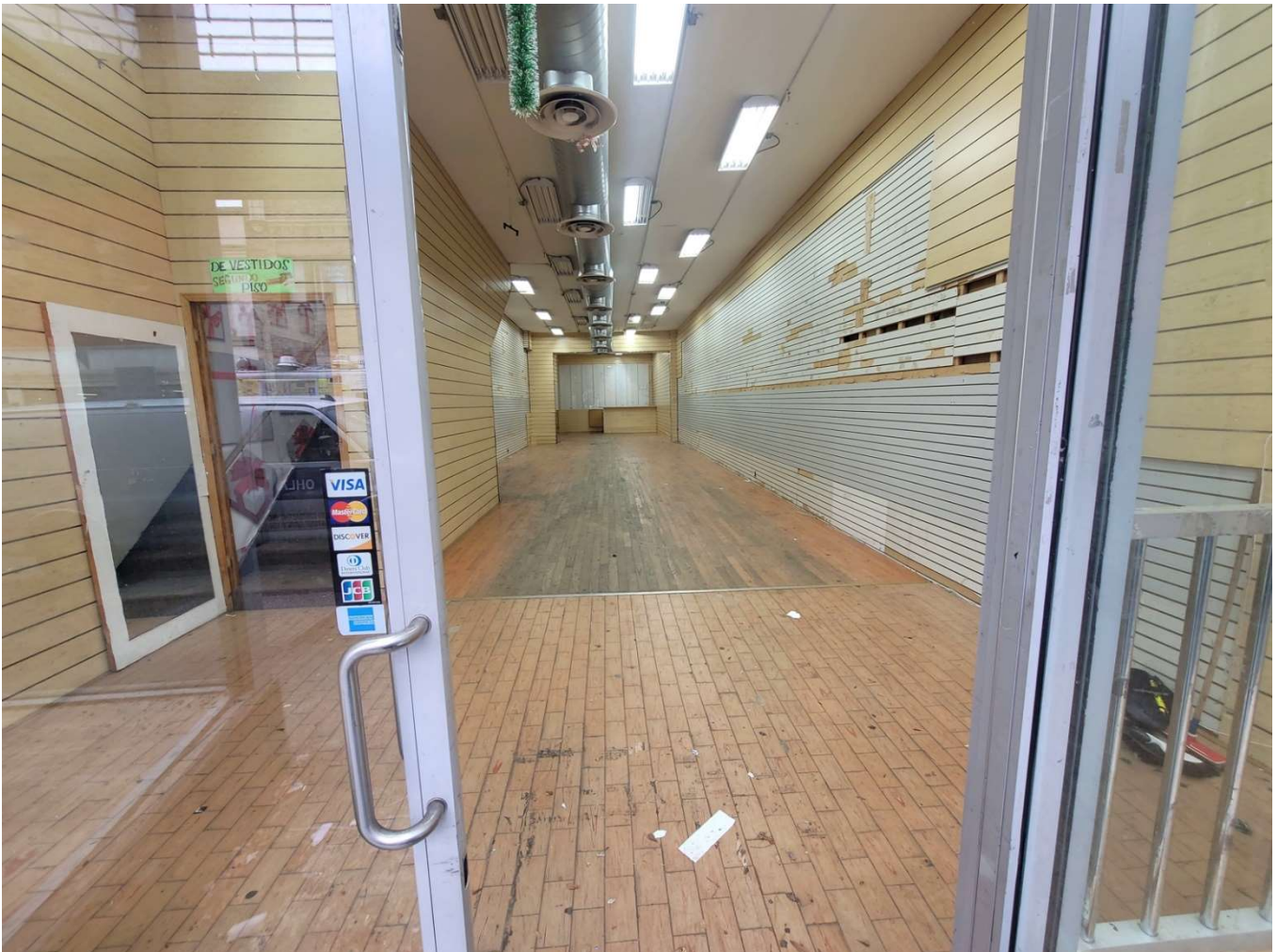
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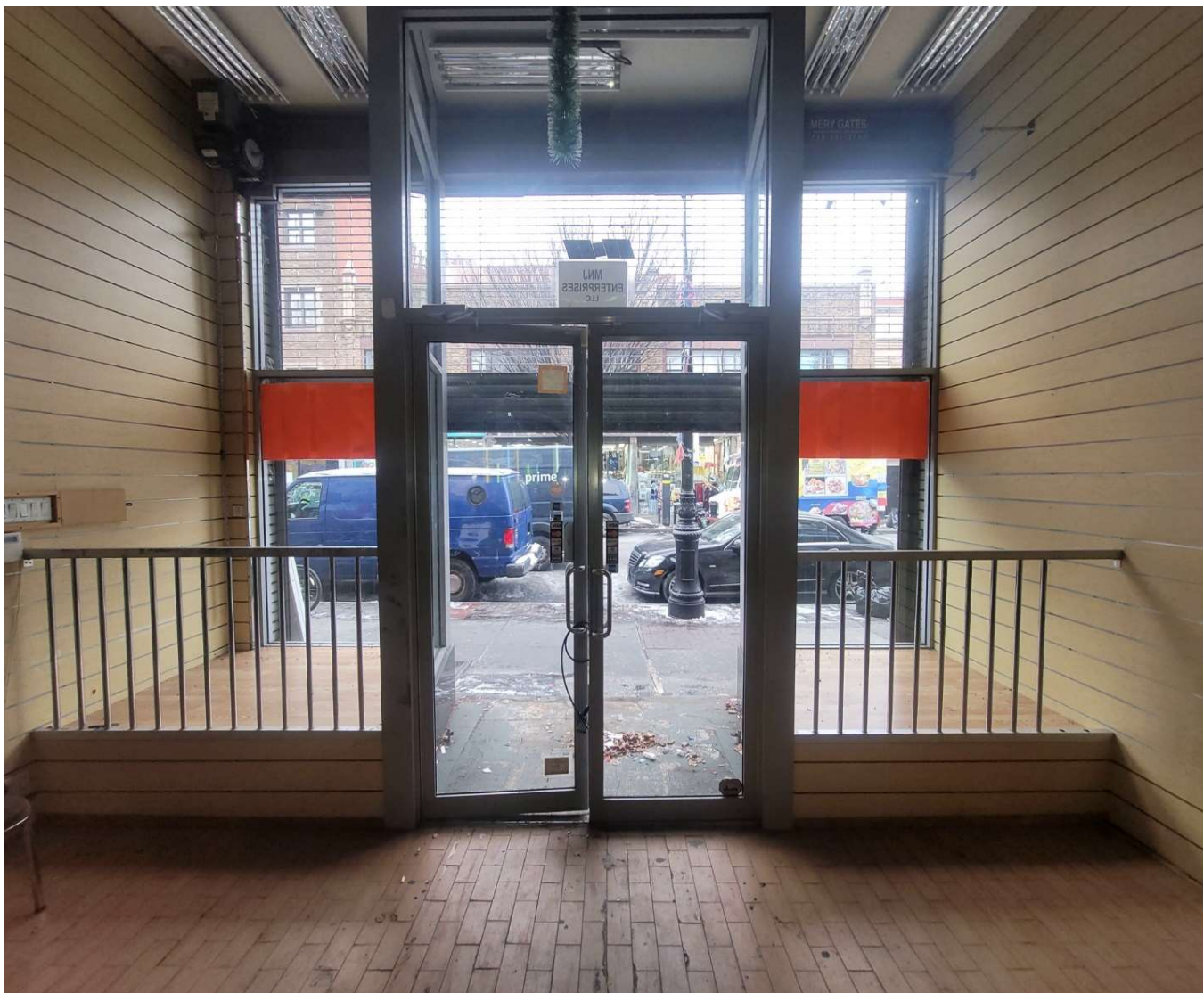
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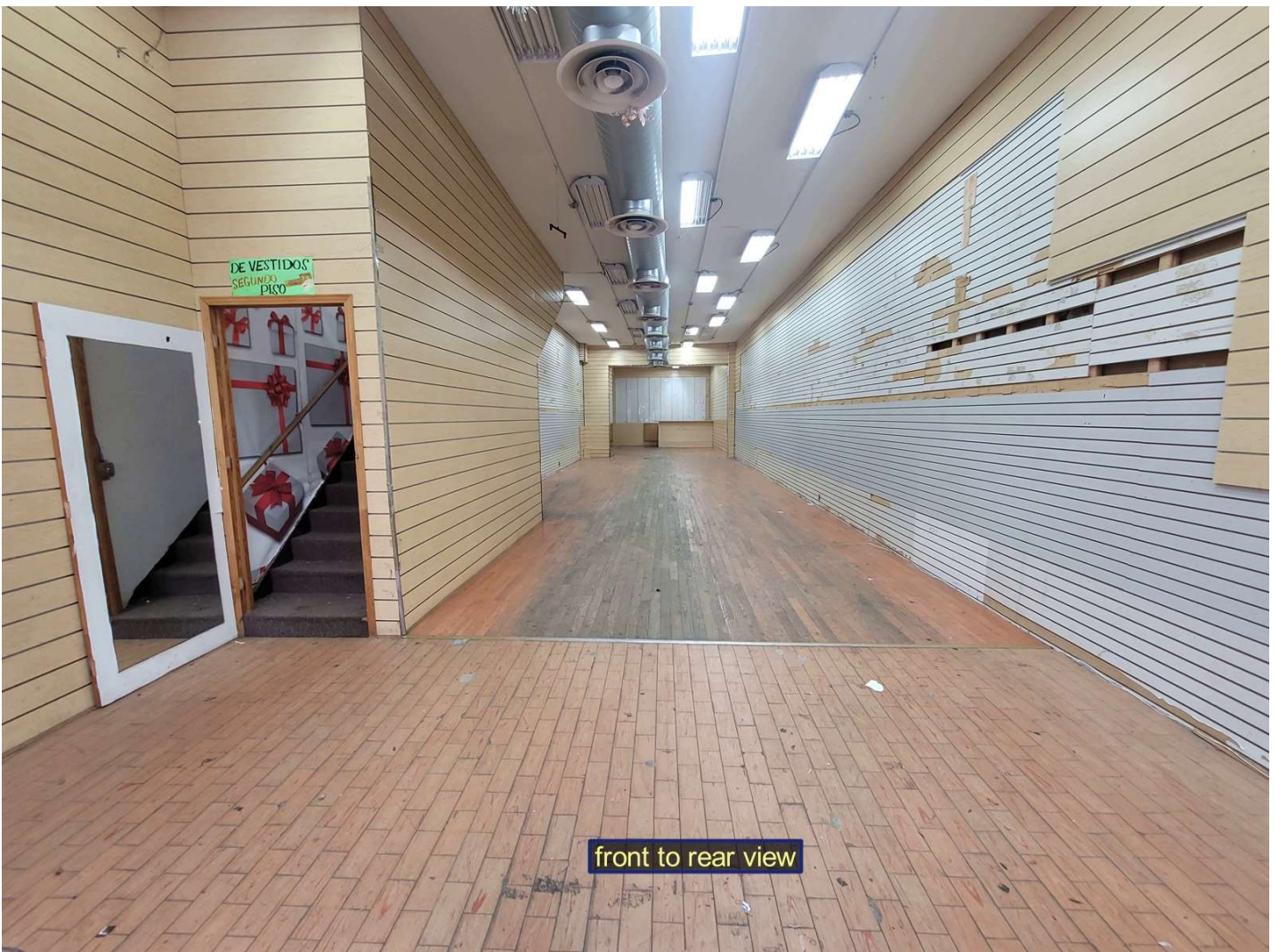
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front to rear view

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rear to front view

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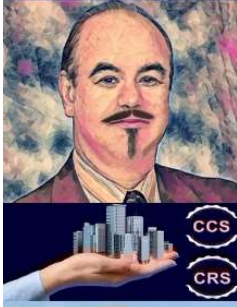
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2nd floor front view

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REAR TO FRONT VIEW



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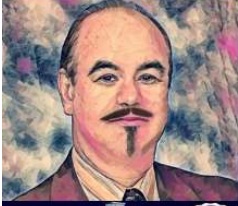
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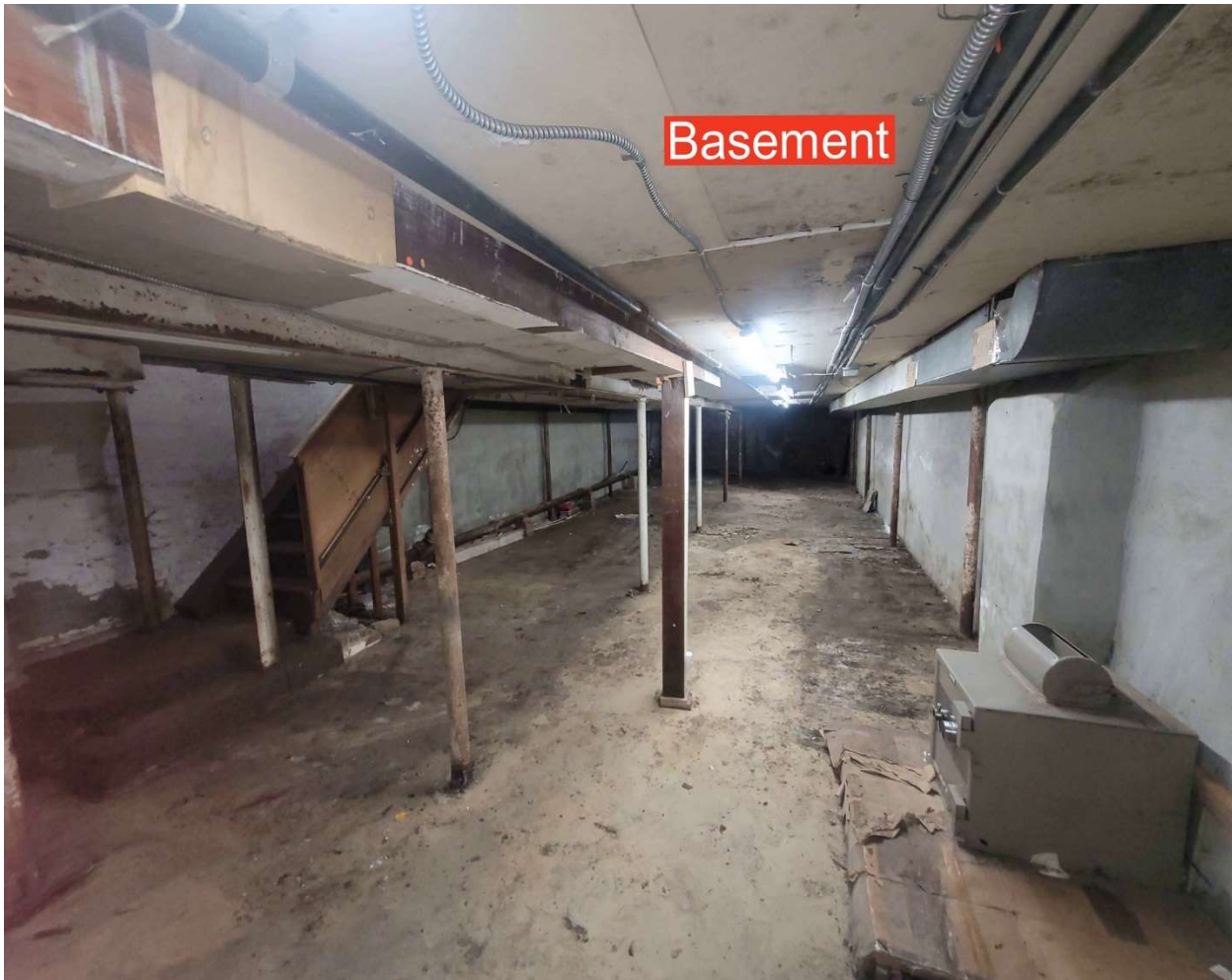


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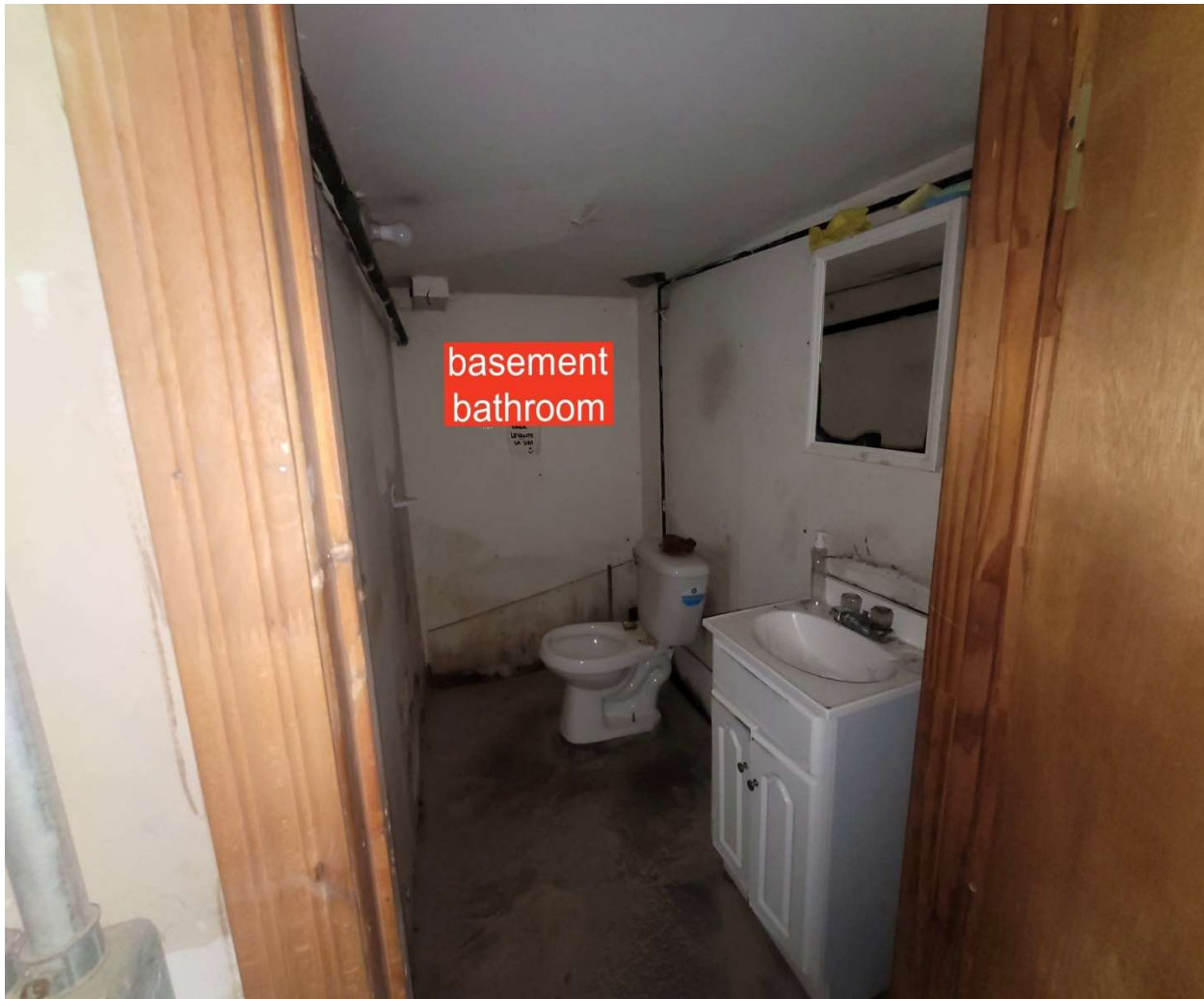
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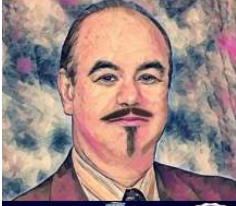
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**basement
bathroom**

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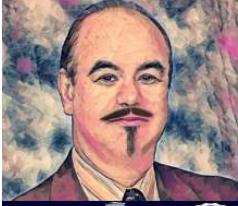
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electric

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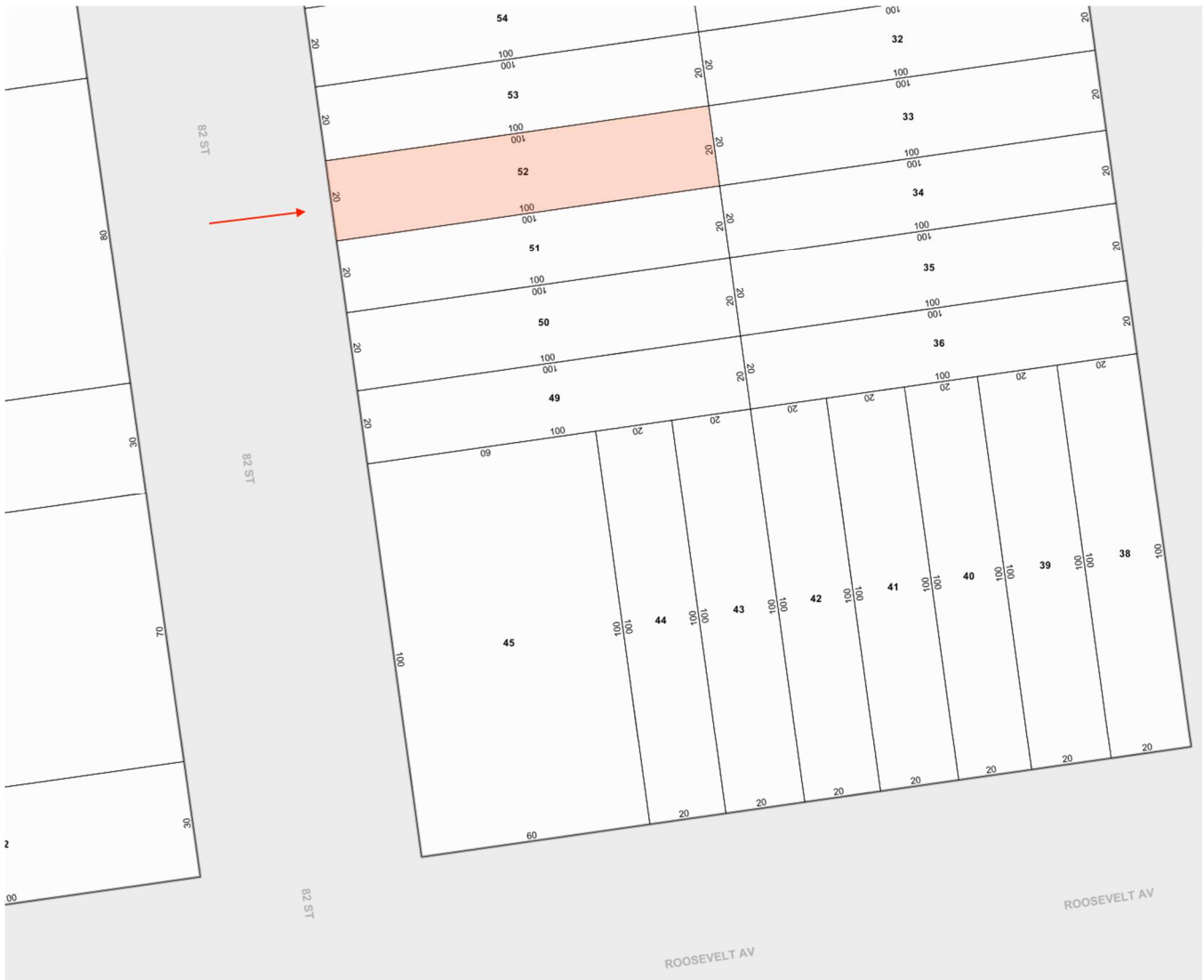


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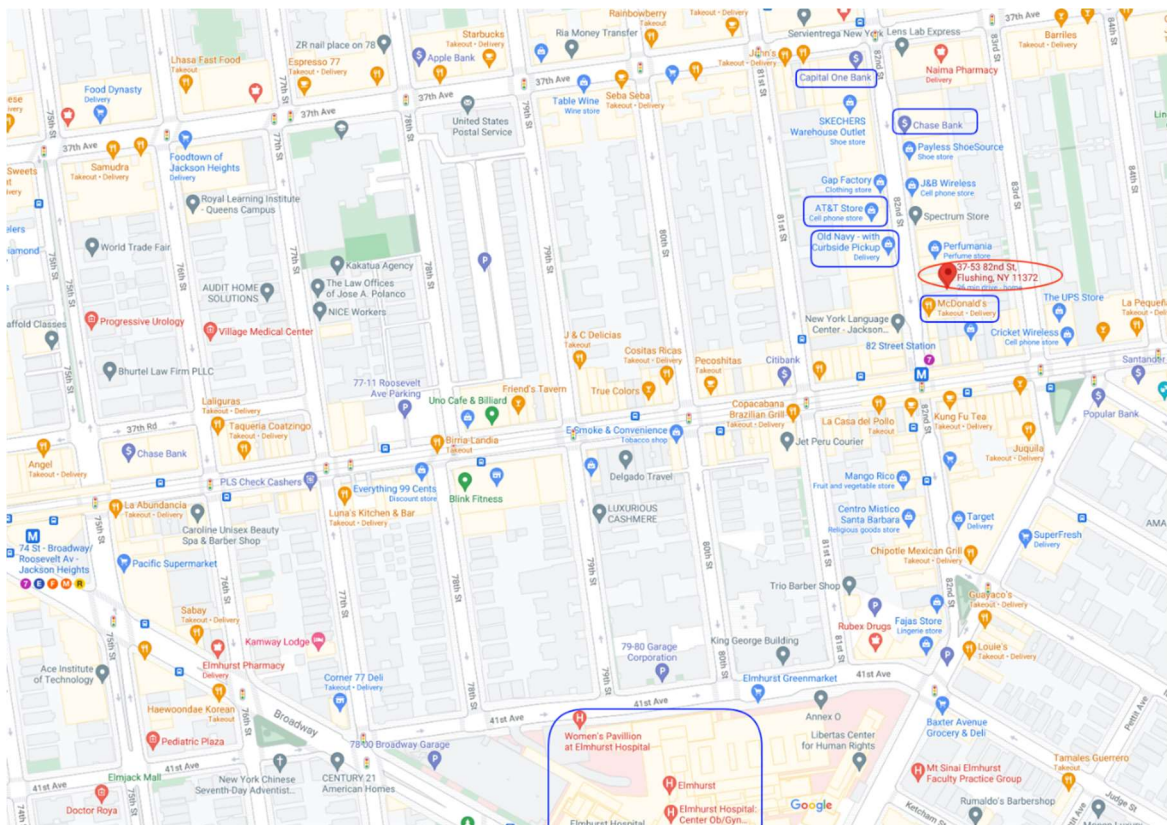


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DEMOGRAPHICS 2020 NYC DATA

37-53 82nd St, Jackson Heights, NY, 11372

	1/2 Mile	1 Mile	1.5 Miles
Population:	84,311	245,000	402,000
Households:	30,015	76,515	132,403
Average Income:	\$81,211	\$74,315	\$75,485

Average Daily Block Traffic: 15,000 Pedestrians

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@ 82 Street**