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

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/kTUPr6lyWXI

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 1st 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 1st 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.

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

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

Property Taxes

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

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

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

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WEST SIDE AERIAL VIEW

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PRIME INVESTMENT/USER OFFICE BUILDING

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

BLOCK/LOT: 10454 / 19

ZONING: R6A, R2, C2-4, DJ

* 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 E F SUBWAYS

NEAR Q1 Q06 Q43 Q76 Q77 n1 n6 n22 n24 n26 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

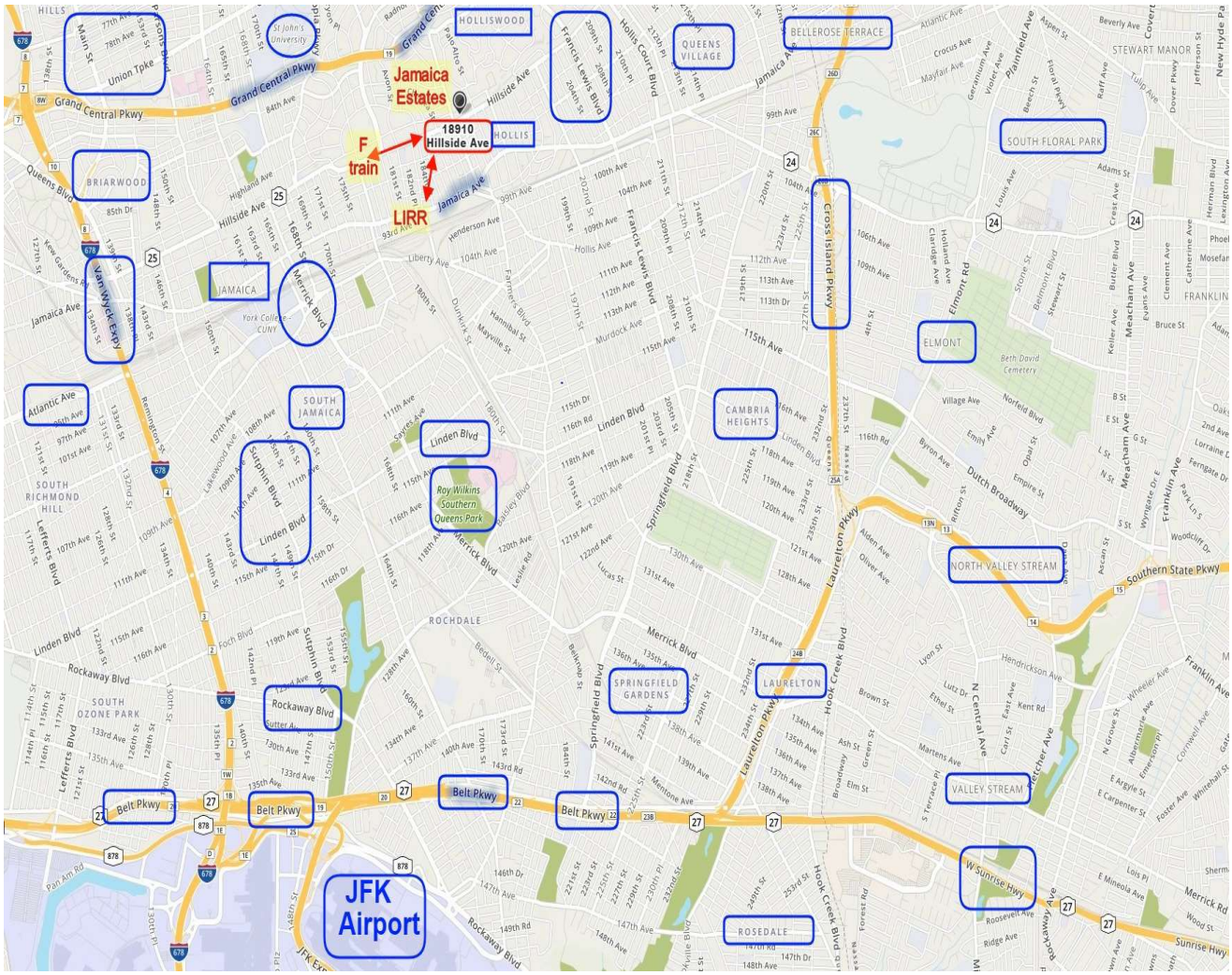
Jamaica-179 Street Transit Stop MTA F		0.7 mi

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



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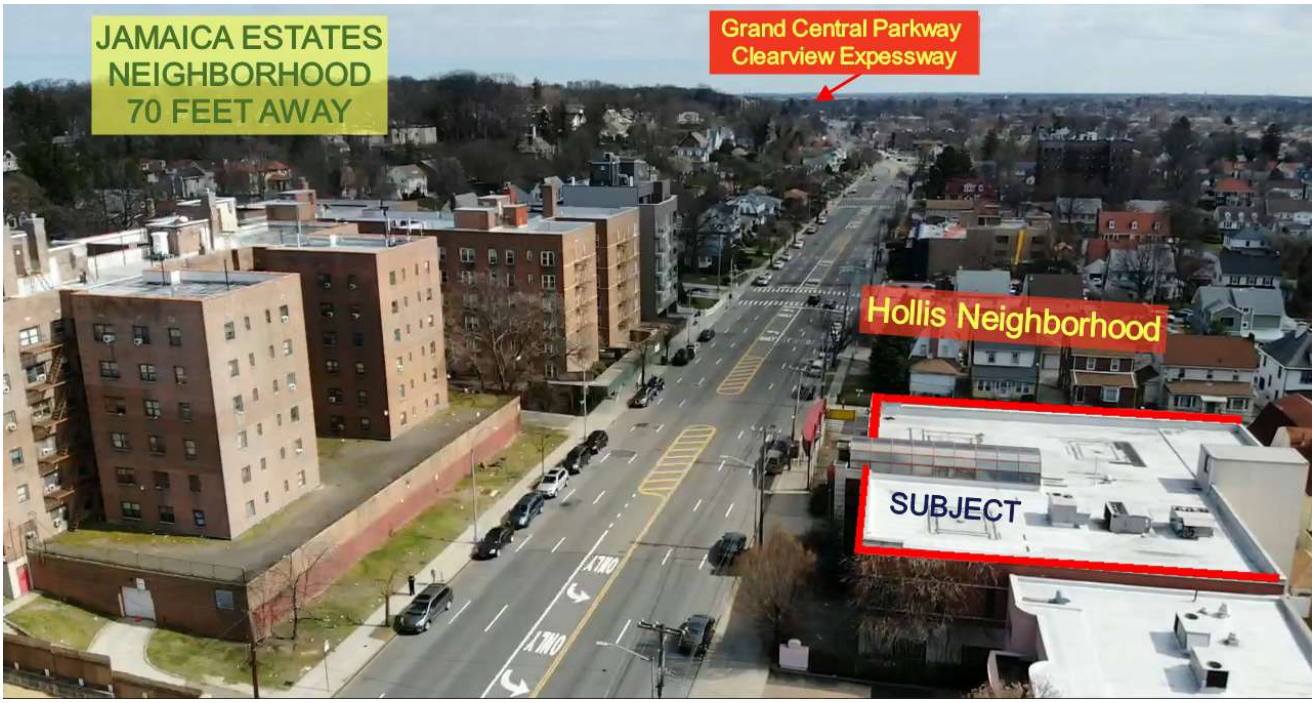
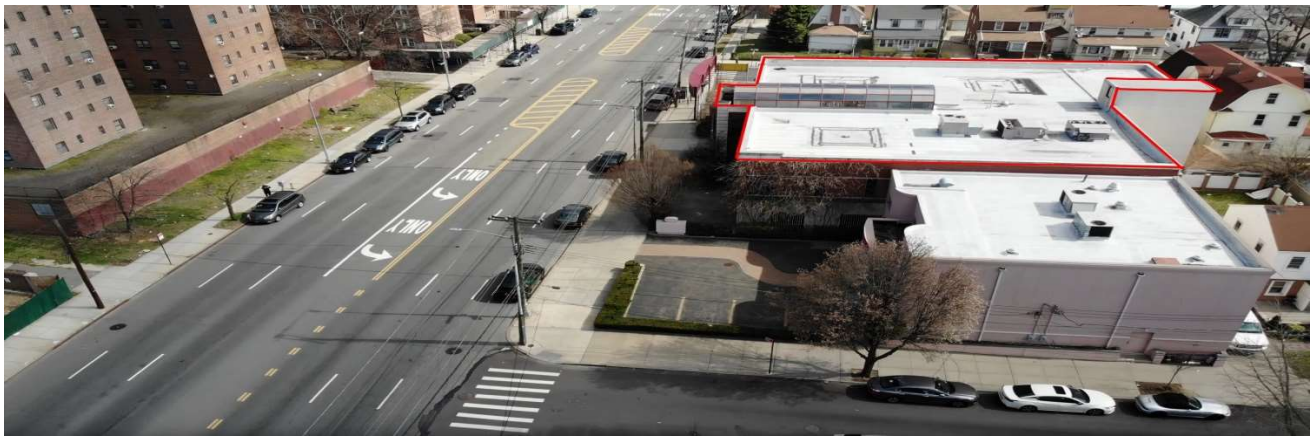


EXTERIOR PHOTOS

Hillside Ave West to East View



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

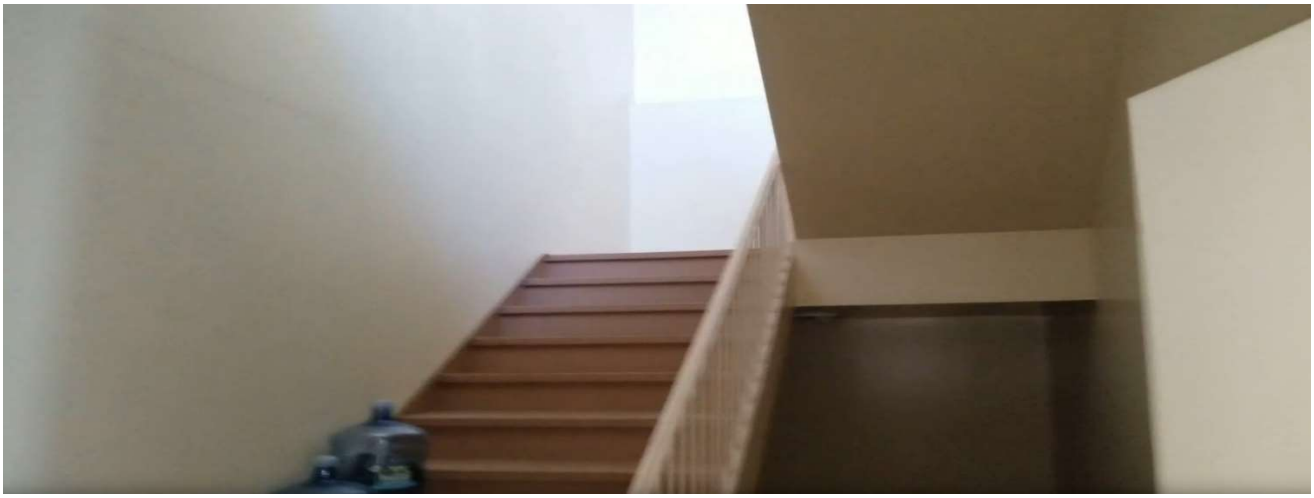
Garage East View Entrance (note the open sides for ventilation)

Garage West View Entrance

Lobby Elevator (for 1st Floor, 2nd Floor and Basement area)

Front entrance Extra Wide Stairwell for 3 to 4 people

Rear Extra Wide Stairwell to the Roof and Garage area



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

West Wing reception area

East Wing reception area

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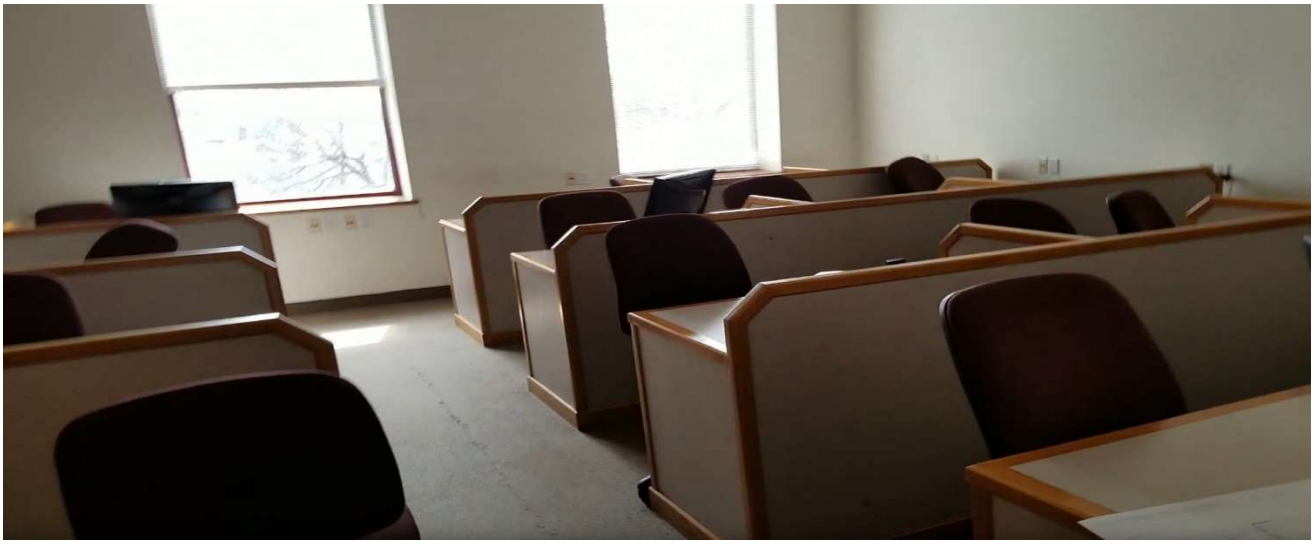

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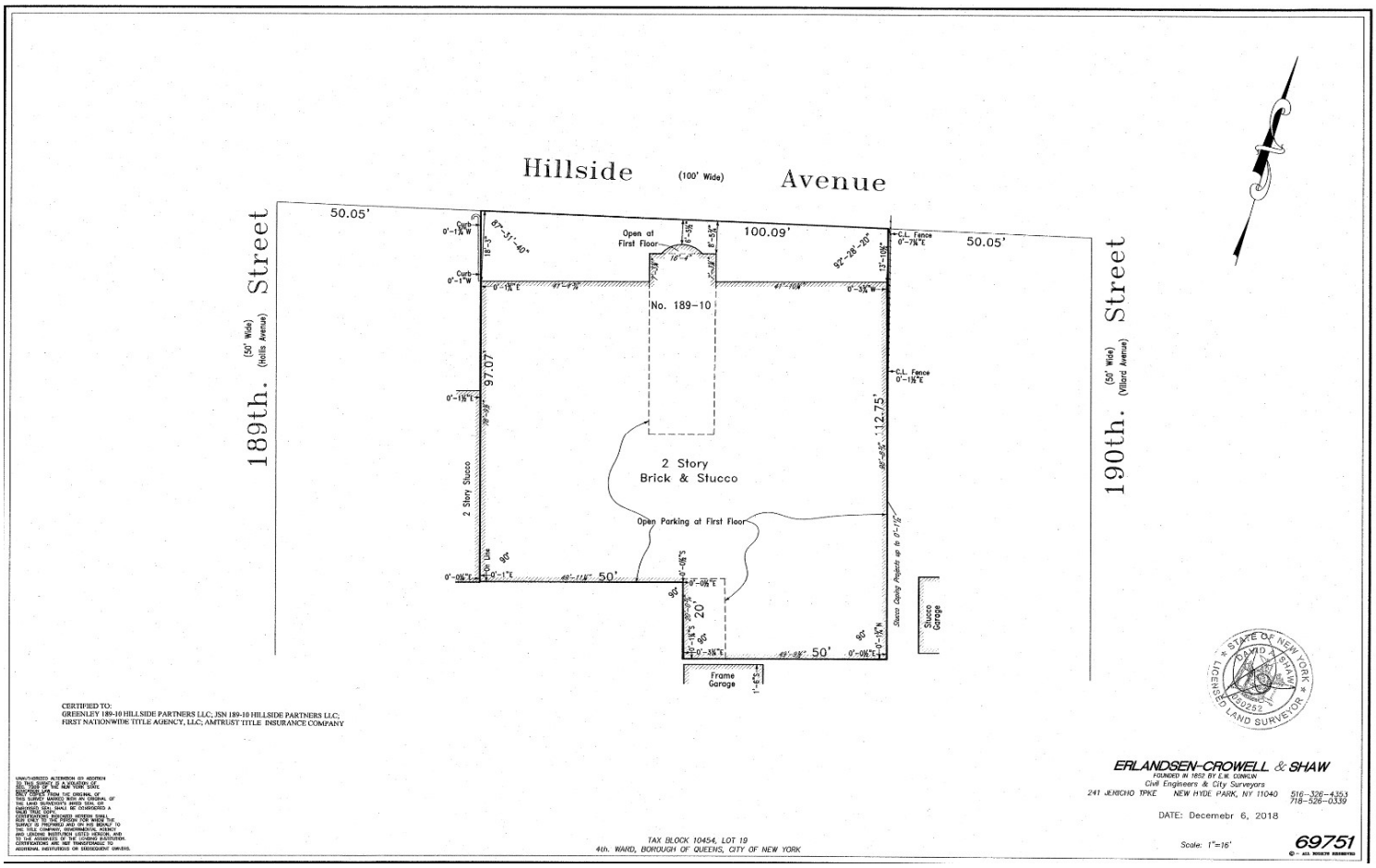
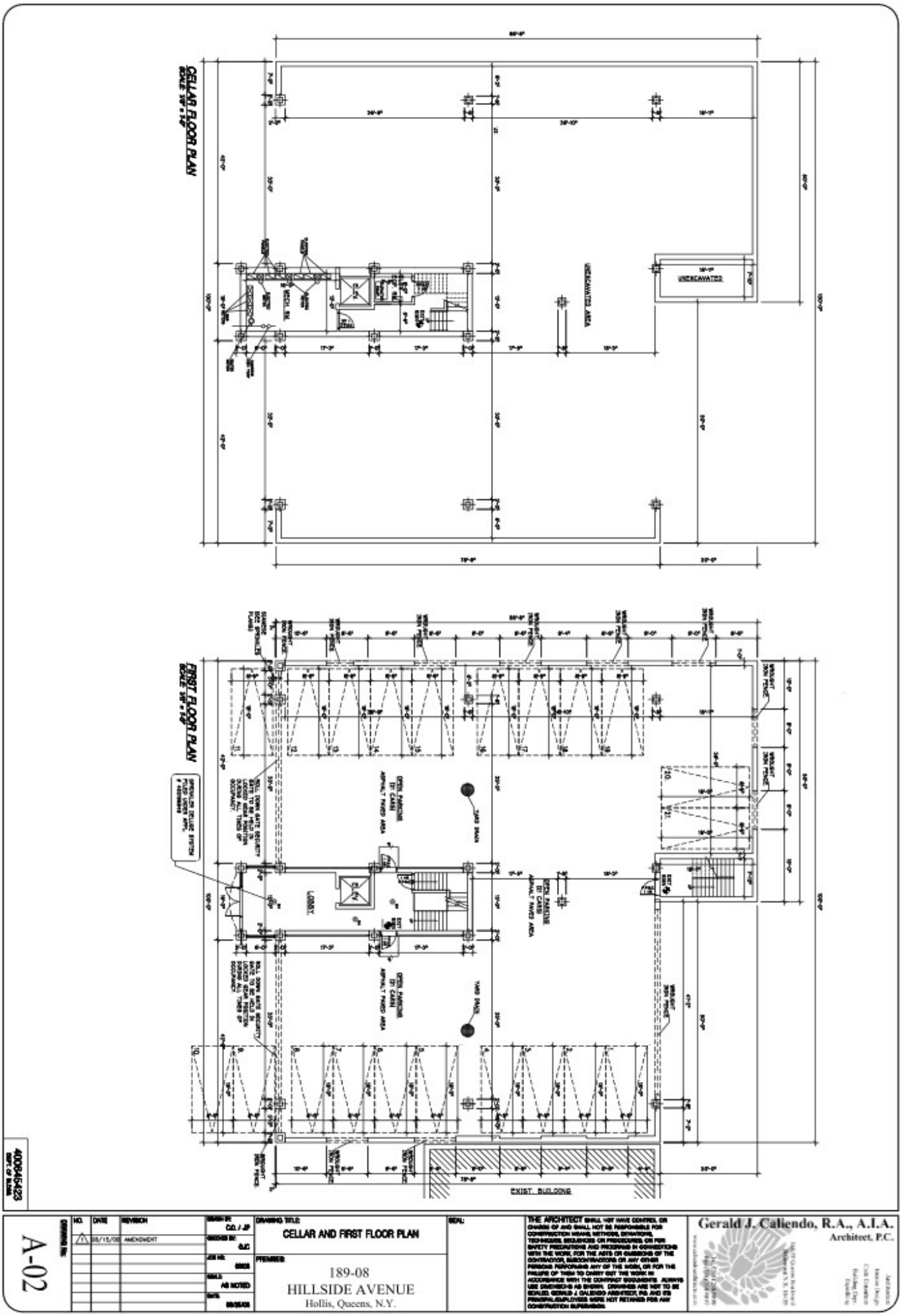
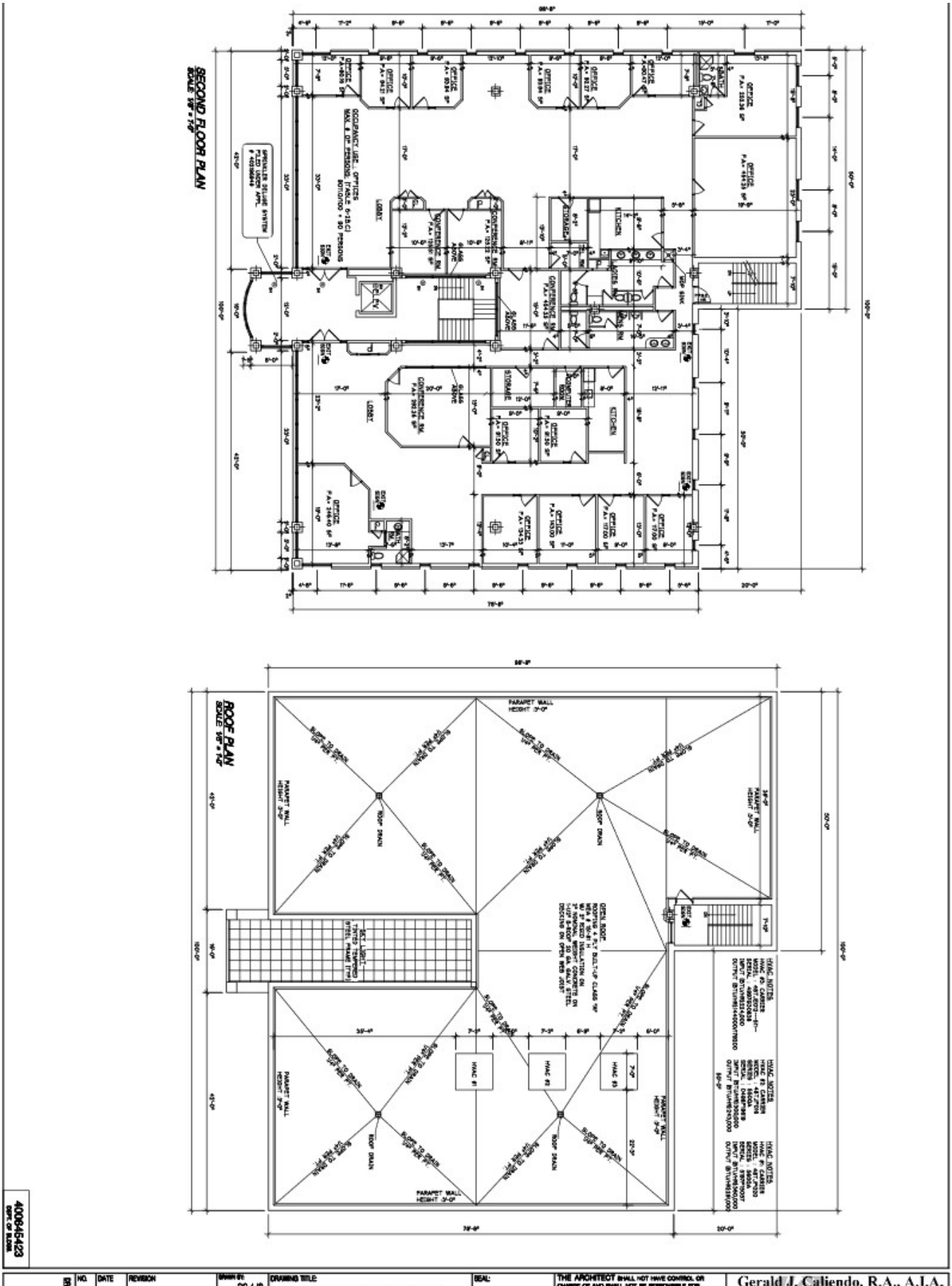
SURVEY


Hillside (100' Wide) Avenue
189th. Street (50' Wide) (Hollis Avenue)
190th. Street (50' Wide) (Willard Avenue)
50.05'
100.09'
50.05'
97.07'
112.75'
50'
50'
20'
Open at First Floor
No. 189-10
2 Story Brick & Stucco
Open Parking at First Floor
2 Story Stucco
Stucco Coping Projects up to 0'-1½"
Stucco Garage
Frame Garage
C.L. Fence
Curb
Lot Line
CERTIFIED TO:
GREENLEY 189-10 HILLSIDE PARTNERS LLC; JSN 189-10 HILLSIDE PARTNERS LLC;
FIRST NATIONWIDE TITLE AGENCY, LLC; AMTRUST TITLE INSURANCE COMPANY
ERLANDSEN-CROWELL & SHAW
FOUNDED IN 1852 BY E.W. CONKLIN
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040
516-326-4353
718-526-0339
DATE: Decemebr 6, 2018
Scale: 1"=16'
69751
TAX BLOCK 10454, LOT 19
4th. WARD, BOROUGH OF QUEENS, CITY OF NEW YORK
STATE OF NEW YORK
DAVID A. SHAW
050252
LICENSED LAND SURVEYOR

1st Floor and Cellar Layout



2nd Floor


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
ROOF PLAN
SCALE: 1/8" = 1'-0"
SECOND FLOOR AND ROOF PLAN
189-08
HILLSIDE AVENUE
Hollis, Queens, N.Y.
A-03
Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

TAX MAP - BUILDING OUTLINE – ZONING MAP

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TAX MAP (zoomed -in)

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TAX MAP (zoomed-out)

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NYC Buildings

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.*

A.

Borough: Queens
Address: 189-08 HILLSIDE AVENUE
Building Identification Number (BIN): 4447028

Block Number: 10454
Lot Number(s): 19
Building Type: New

Certificate Type: Final
Effective Date: 09/19/2012

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1-D (1968 Code)
Building Occupancy Group classification: COM (Prior to 1968 Code)
Multiple Dwelling Law Classification: None

No. of stories: 2 **Height in feet:** 38 **No. of dwelling units:** 0

C.

Fire Protection Equipment:
None associated with this filing.

D.

Type and number of open spaces:
Parking spaces (25), Parking (9811 square feet)

E.

This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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NYC Buildings

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

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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 189th Street, formerly Hollis Avenue;

RUNNING THENCE Southerly and parallel with 189th Street, 97.07 feet;

THENCE Easterly at right angles to 189th 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.

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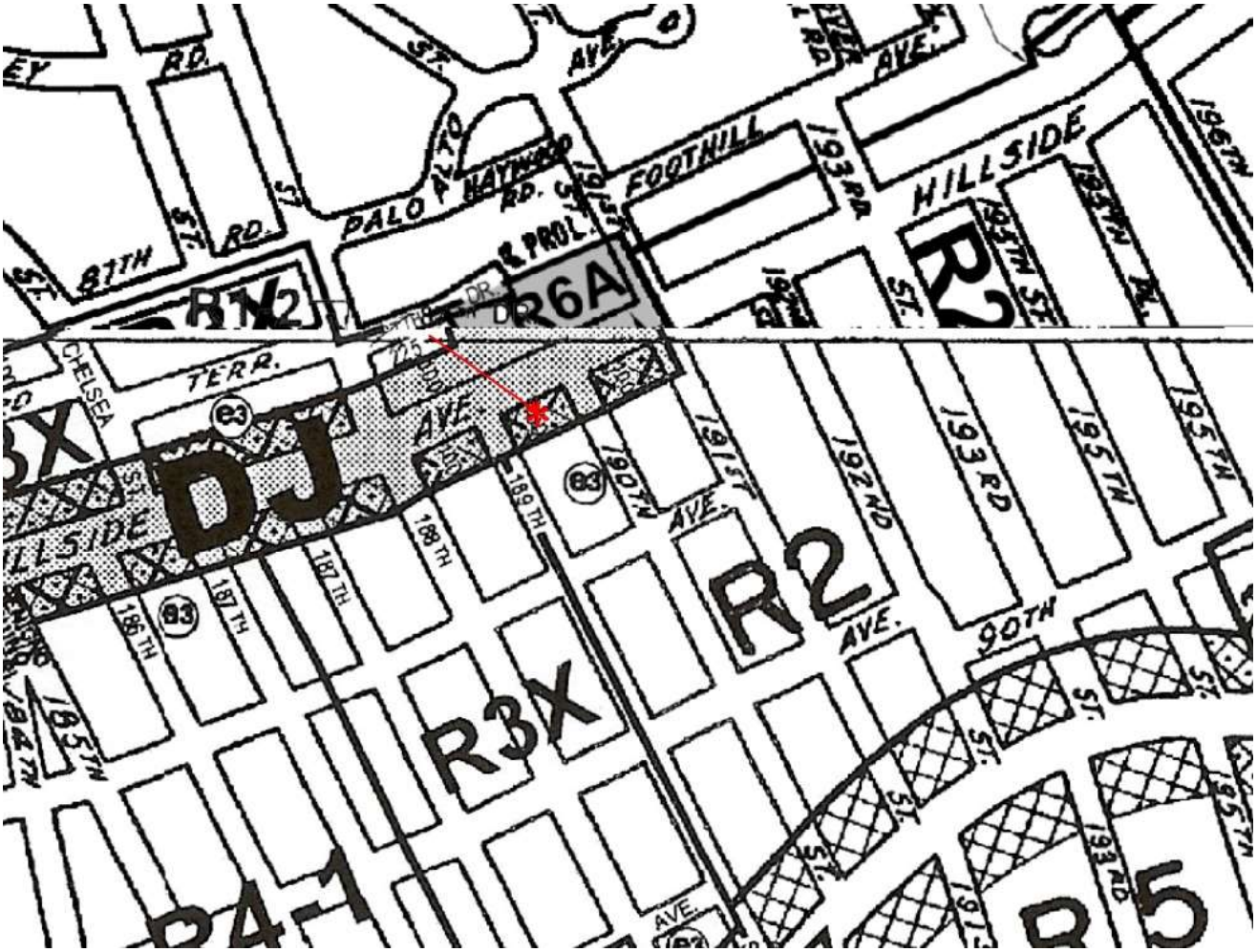
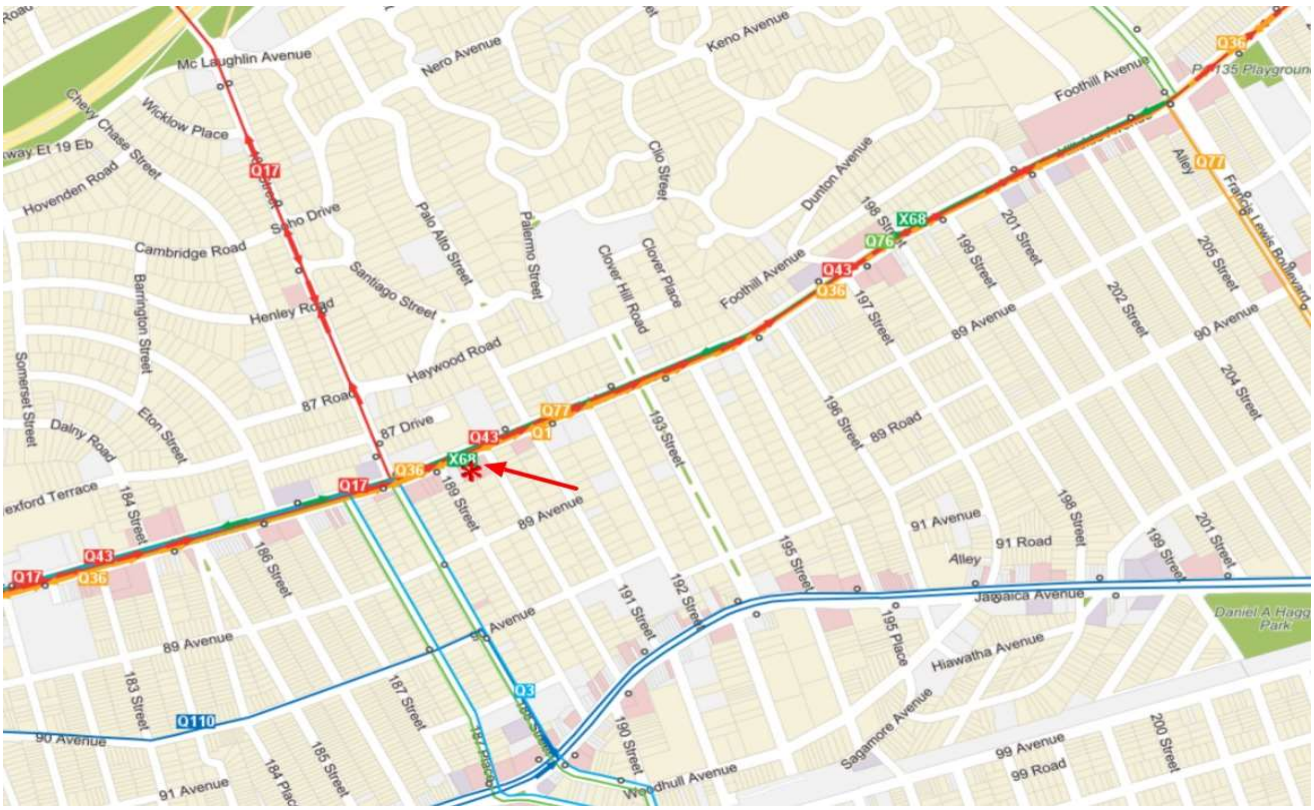
RE/MAX
TEAM
#1

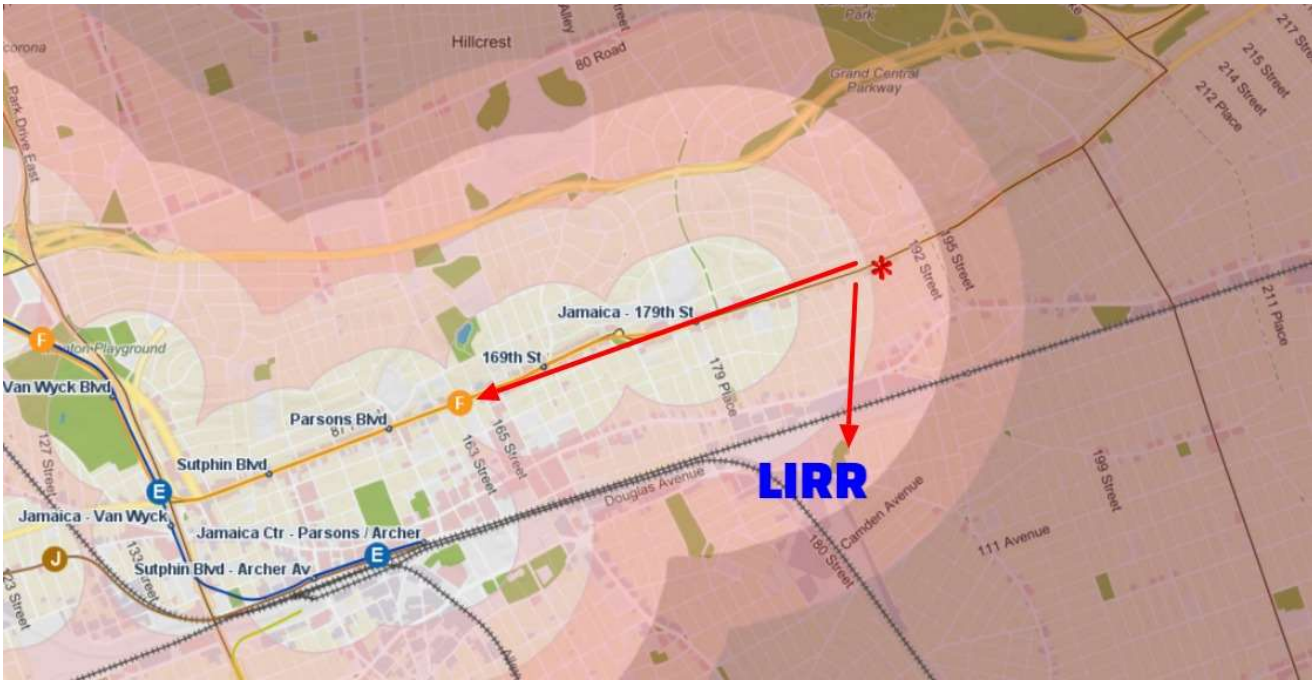
ZONING MAP


DJ
R2
R3X
R6A
R5
PALO ALTO
FOOTHILL
HILLSIDE
CHELSEA
TERR.
AVE.
ST.
RD.
PROL.
DR.
191ST
192ND
193RD
195TH
190TH
189TH
188TH
187TH
186TH
185TH
90TH
83

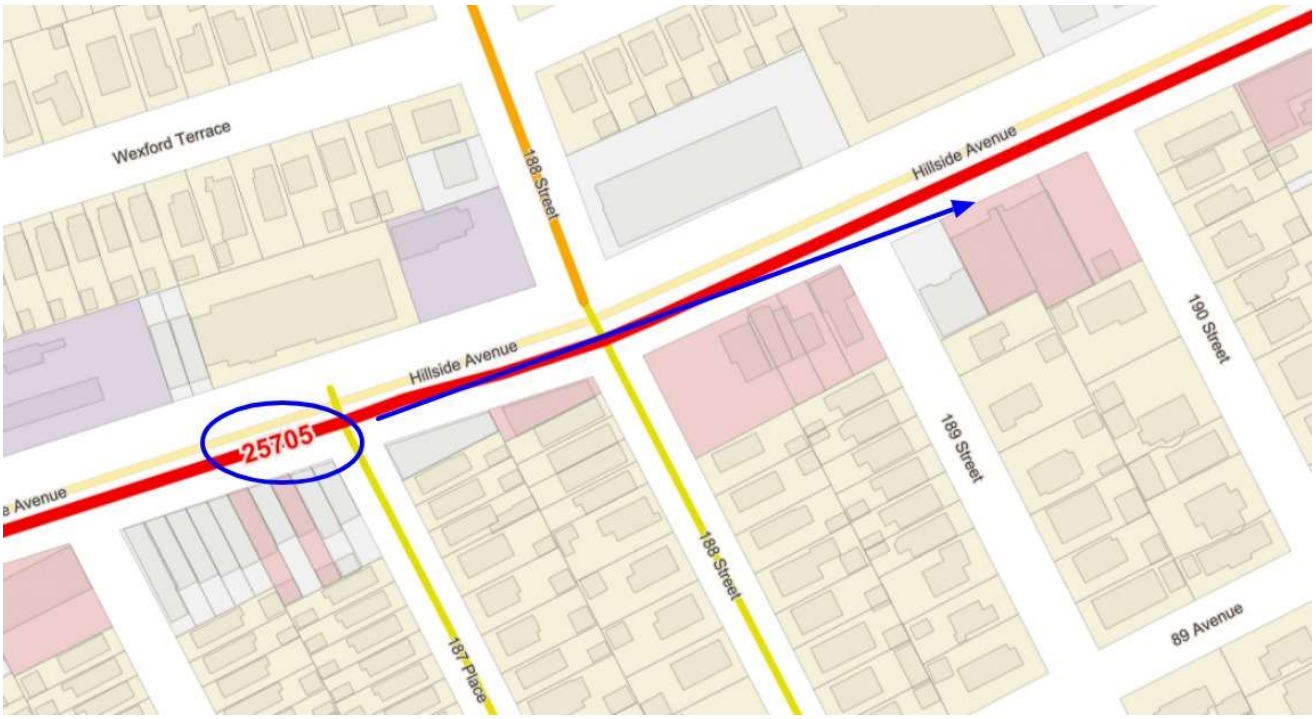
BUSES



SUBWAY



DAILY TRAFFIC COUNT (Department of Traffic)



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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%

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NEARBY SCHOOOLS

Nearest Public Elementary School (not zoned)

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

Nearest Private Elementary School

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

Nearest Public Middle School (not zoned)

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

Nearest Private Middle School

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

Nearest Public High School (not zoned)

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

Nearest Private High School

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