

**SALE or RENT #1** RE/MAX Team 71-15 Northern Blvd  
Jackson Heights, NY, 11370

**VICTOR WEINBERGER**  
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**917-806-7040 → CELL**  
**718-533-4136 → OFFICE**

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**For Sale: Elmhurst Medical/Professional Building**  
**83-21 57<sup>th</sup> Ave, Elmhurst, NY, 11373 (Block# 2905 Lot# 56)**  
**(corner 84 St – 5 blocks to Queens Blvd and Queens Center)**

**Price: \$1,450,000**

**For rent: \$110,000 a year NET**

**LIBOR MLS#: 3100632**

**Video can be seen at:** <https://youtu.be/Ujy099Oiw18> (Right Click on Link)

- \* **1 story Medical Building w/2 Separate Doctor Offices that can be made into one 3,200 SF office.**
  - \* **LOT SIZE: 40 x 90**
  - \* **BUILDING SIZE: 40 X 80 (plus a full basement)**
  - \* **3,200 SF 1<sup>st</sup> Floor with connecting 3,200 SF basement.**
  - \* **Developers: Can 1) Build a new 5,000+ SF bldg. Check w/architect.**
  - \* **Investors/users: Can make into commercial (Check w/your architect)**
- \* **Building is Being Delivered vacant! Ideal for users, developers or investors**
  - \* **Office A) 2,200 SF (approx)**
  - \* **Office B) 1,000 SF (approx)**
- \* **Previous Income from 2 offices was over \$112,000 NET (Only \$35 per SF)**
  - \* **RE: Taxes \$22,090**



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 this property.

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**83-21 57<sup>th</sup> Ave, Elmhurst, NY Overview**

Address		Building	
Primary address	8321 57th Ave	Building class	Professional Buildings/Stand Alone (07)
Alternate address(es)	56-16 84th St	Building sqft	3,280
Zip code	11373	Building dimensions	40 ft x 80 ft
Neighborhood	Elmhurst	Buildings on lot	1
Borough	Queens	Stories	1
Block & lot	02905-0056	Roof height	12 ft
		Year built	1975 (estimated)
		Style	Professions office
Tax class 4 Current tax bill \$22,634 Projected tax bill \$24,309		Use	
		Commercial units	2
		Office sqft	3,280
Certificate(s) of occupancy		Floor Area Ratio (FAR)	
		Residential FAR	1.25
<b>Lot</b> Lot sqft 3,732 Lot dimensions 40.09 ft x 90 ft Ground elevation 52 ft Corner lot SW		Facility FAR	2
		FAR as built	0.88
		Allowed usable floor area	4,665
		Usable floor area as built	3,284
<b>Zoning</b> Zoning districts R5 Zoning map 13c		Unused FAR	1,381
			

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**INTERIOR OFFICE ..... ALL WALLS ARE SHEETROCK CAN BE ALL OPENED.**



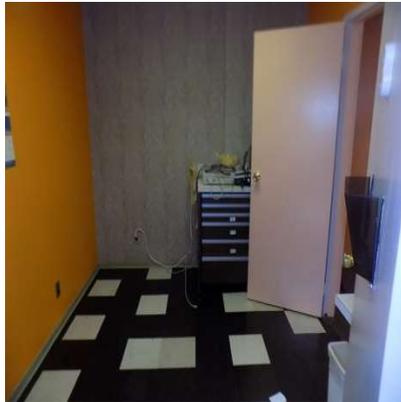
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**FULL 3,200 BASEMENT WITH 6.5 FOOT CEILINGS.**



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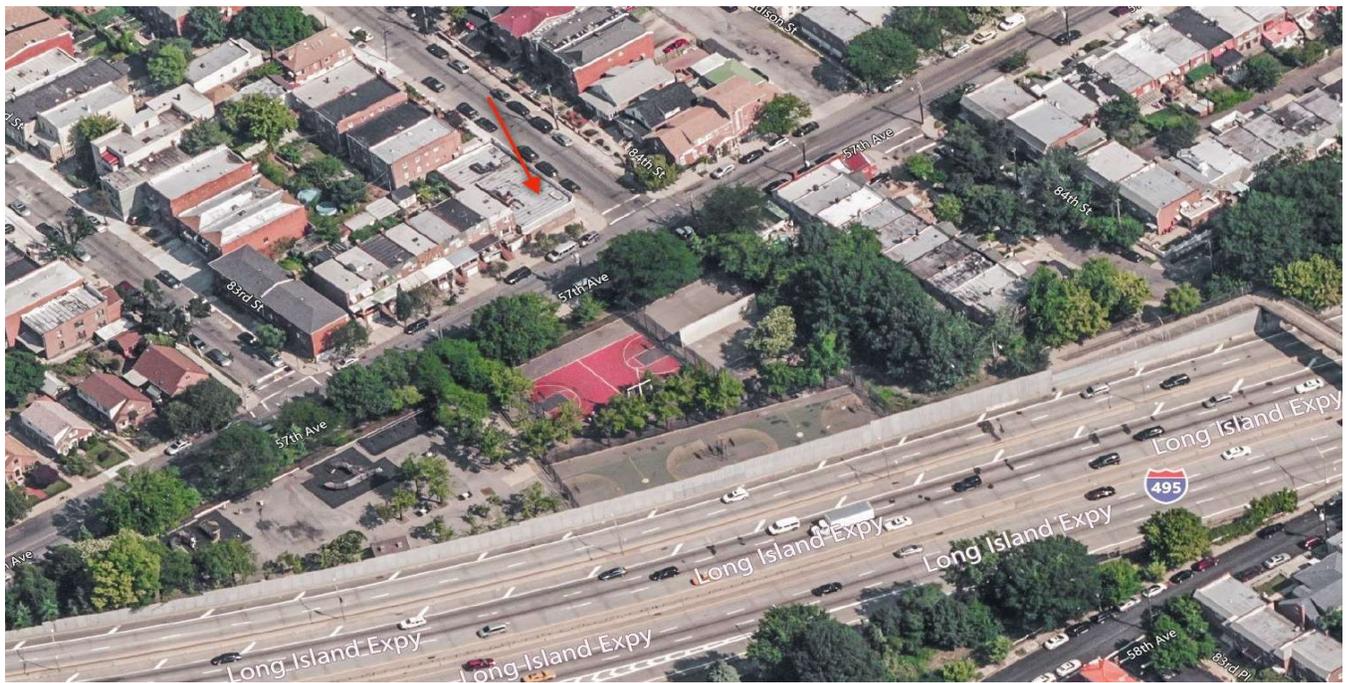
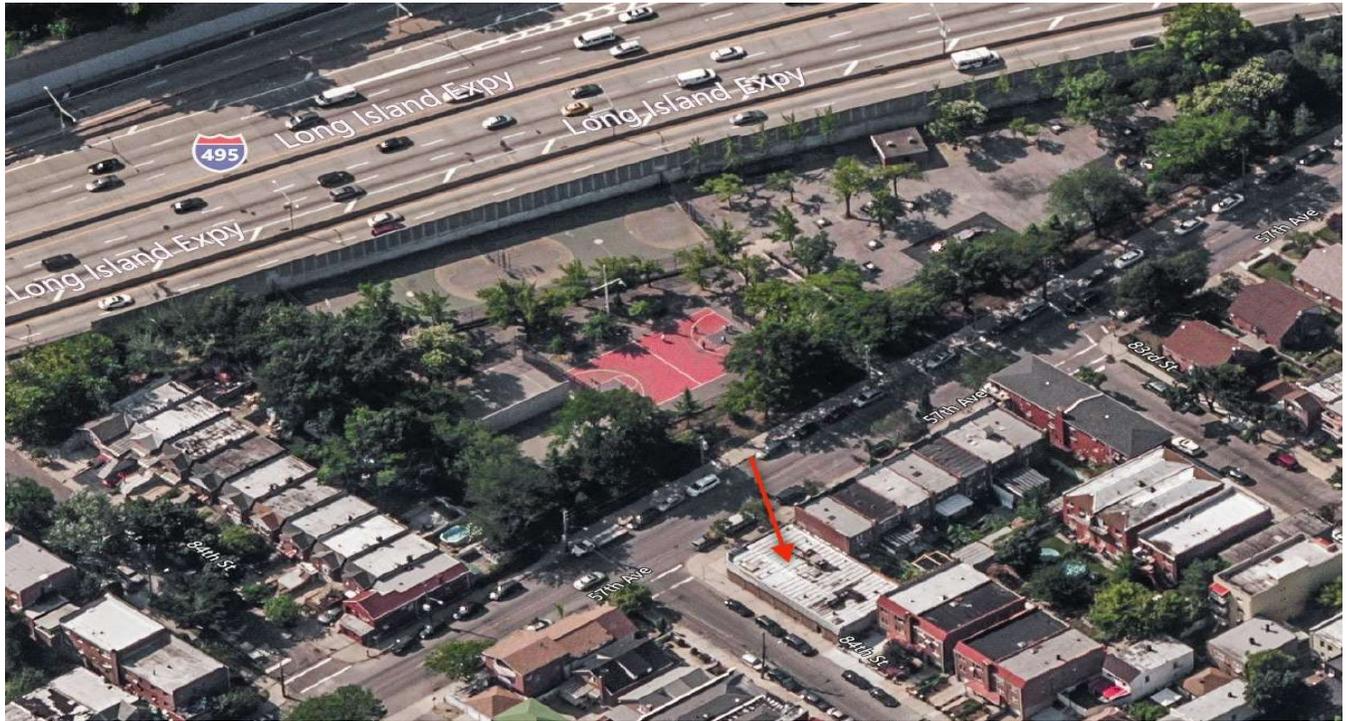
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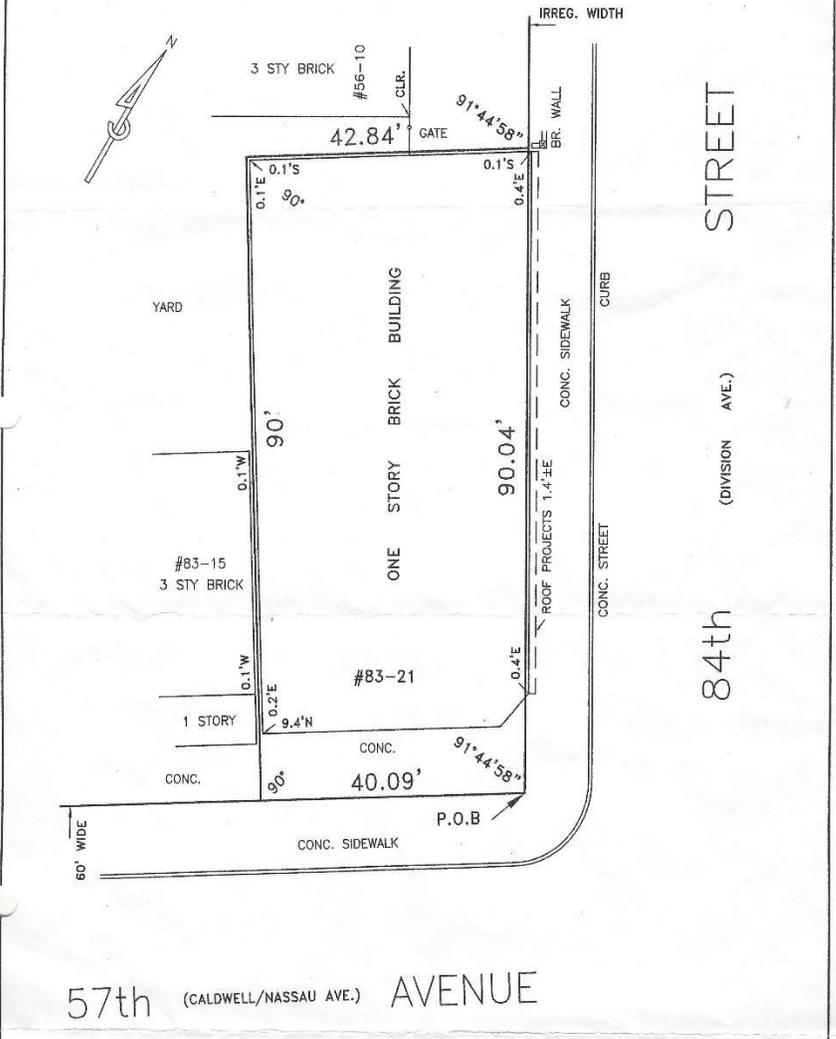
**SALE or RENT**  74-15 Northern Blvd  
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**SURVEY**

NOTES:  
 1. THIS SURVEY WAS PREPARED ONLY FOR REGISTER ABSTRACT COMPANY, INC. AND TO BE USED FOR TITLE PURPOSES ONLY.  
 2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH SUCH INFORMATION.  
 3. THIS MAP WAS MADE AT A SCALE OF 1"=16' WHEN ORIGINALLY DRAWN.  
 4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
 5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.  
 6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.  
 7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



CERTIFIED TO: FELICE VALENZA & IGNAZIA VALENZA  
 REGISTER ABSTRACT COMPANY, INC.  
 WESTCOR LAND TITLE INSURANCE COMPANY

DATE SURVEYED: MAY 14, 2018

GERALD T. O'BUCKLEY  
 PROFESSIONAL LAND SURVEYORS  
 42-12 192nd Street  
 Flushing, NY 11358  
 Tel. (718) 321-1231  
 FAX. (718) 321-8076

TAX MAP:  
 SECTION: BOROUGH OF QUEENS  
 BLOCK: 2905 County Of QUEENS  
 LOT: 56 State Of New York

TITLE NUMBER: R-11553-Q-2018

Scale 1"=16'



GERALD T. O'BUCKLEY, P.L.S.  
 NEW YORK LICENSE 039834



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**CERTIFICATE OF OCCUPANCY**

4000

*Handwritten initials/signature*

THE CITY OF NEW YORK

**DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY**

BOROUGH **QUEENS** DATE: **8/24/83** NO. **Q. 100-170**

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 NO. OF PERSONS PERMITTED	SEATING CAPACITY PER HOUR PERMITTED	BUILDING CODE CLASSIFICATION	GENERAL USE GROUP	BUILDING CODE OCCUPANCY CLASSIFICATION	DESCRIPTION OF USE
<b>CELLAR</b>	<b>O.G.</b>						<b>BOILER ROOM, STORAGE.</b>
<b>1st.</b>	<b>120</b> <b>100</b>	<b>30</b> <b>30</b>			<b>6</b> <b>6</b>		<b>MEDICAL OFFICES. ONE STORE.</b>

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

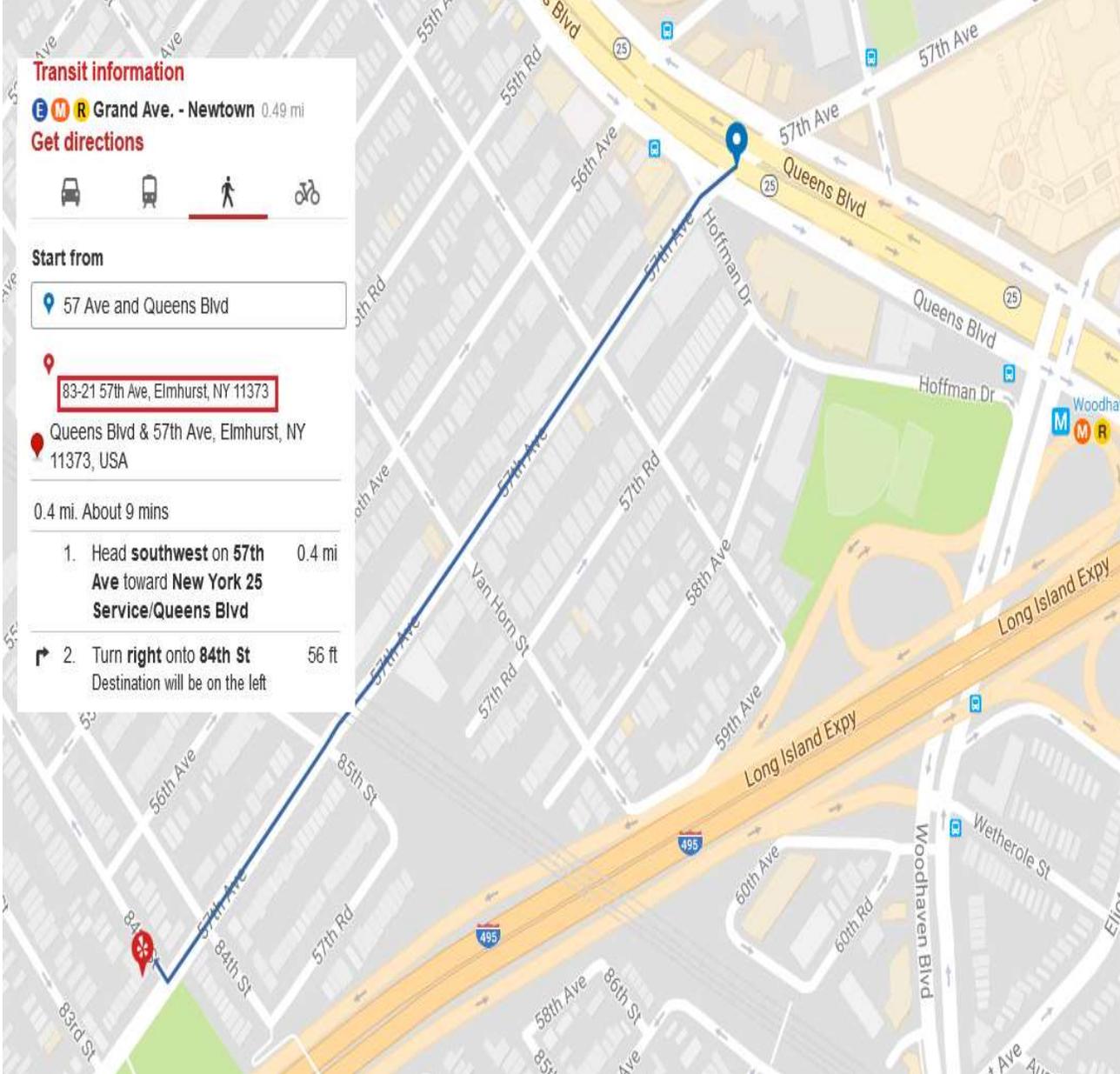
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**DIRECTIONS TO QUEENS BLVD AND THE SUBWAY 9 minutes (0.4 MILES)**



**Transit information**  
   **Grand Ave. - Newtown** 0.49 mi  
**Get directions**

**Start from**  
 57 Ave and Queens Blvd

**Destination**  
 83-21 57th Ave, Elmhurst, NY 11373

Queens Blvd & 57th Ave, Elmhurst, NY 11373, USA

0.4 mi. About 9 mins

1. Head **southwest** on **57th Ave** toward **New York 25 Service/Queens Blvd** 0.4 mi
2. Turn **right** onto **84th St** 56 ft  
Destination will be on the left