

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.

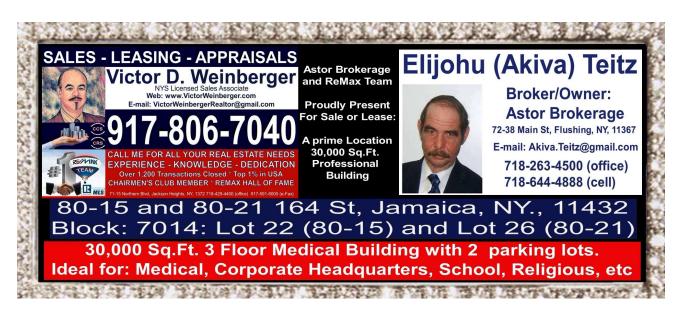
Ideal Use: Medical, School, Corporate Office, Religious facility, etc.

VIDEO: https://youtu.be/MQRtPk7UdkU (Highlight Link and Open in New Tab)

FOR SALE: \$12,900,000 or For Available for Lease

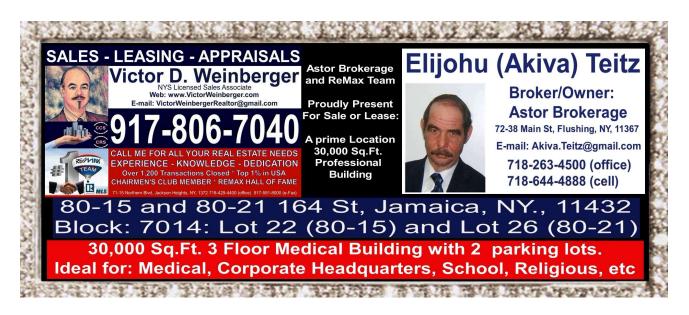
Victor Weinberger 917-806-7040 or Akiva Teitz 718-644-4888





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
		Use	
		Commercial units	1
		Office sqft	24,720
		Certificate(s) of occupancy	
Property Taxes			
Tax class	4	Floor Area Ratio (FAR)	
Property tax	\$269,037	Residential FAR	0.75
Property tax tentative	\$259,169	Facility FAR	2
		FAR as built	1.55
Lot		Allowed usable floor area	12,000
1000	45,000	Usable floor area as built	24,800
Lot sqft	16,000	Unused FAR	-12,800
Lot dimensions Ground elevation	140 ft x 119 ft 88 ft		
Ground elevation Corner lot	No		
Corner lot	No		
Zoning			
Zoning districts	R4, C1-3		
Zoning map	14c		



BUILDING OVERVIEW: 80-21 164 ST

Address		Building	
Primary address	80-21 164th St	Building class	Office Only 2-6 Stories (O2)
Zip code	11432	Square feet	6,000
Neighborhood	Fresh Meadows	Building dimensions	40 ft x 40 ft
Borough	Queens	Buildings on lot	1
Block & lot	07014-0026	Stories	2
		Roof height	21 ft
		Year built	1952
		Year last altered	1953
		Structure type	Miscellaneous office
September 1		Grade	None
		Ciduc	None
	5 8	Use	
The state of the s	17 17 17	Commercial units	2
- 1		Office sqft	6,000
Property Taxes		Certificate(s) of occupancy	
Tax class	4		
Property tax	\$64,618	Floor Area Ratio (FAR)	
Property tax tentative	\$65,385	Residential FAR	0.75
		Facility FAR	2
Lot		FAR as built	1.71
Lot sqft	3,500	Allowed usable floor area	2,625
Lot dimensions	40.17 ft x 92 ft	Usable floor area as built	5,985
Ground elevation	88 ft	Unused FAR	-3,360
Corner lot	No		
Zoning			
Zoning districts	R4, C1-3		
Zoning map	14c		

Victor D. Weinberger and ReMax Team EXPERIENCE - KNOWLEDGE - DEDICATION Over 1,200 Transactions Closed * Top 1% in USA CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

Astor Brokerage

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)

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

80-15 164 STR Rent Roll

Jun-24

TENANT LEASE MONTHLY SQ FT LEASE PASS START DATE END DATE RENT THRU'S

Hillcrest 11/16/84 as Queens Diag

NYU Langone (CPI INCREASES) 12.400 SQ FT 1/1/90 as Hillcrest radiol \$45,554.00 PKING \$2400/Mo, 50% of TAXES, GAS & WATER 10/31/2026

Ext. 10/31/2031 LL & 1/2 of 2nd FLOOR (12,400 RSF)

Dr Bruckner

Queens Dental Design (CPI INCREASES) 2175 SQ FT 2/1/2014 2/28/2034 \$8,700.00 WATER-PROPORTIONATE SHARE, ELECTRIC \$675/MO;

TAX INCREASES. 2nd FLOOR

DR. EISIKOWITZ 1800 SQ FT 8/1/2004 OWNER FIRST FLOOR 1ST FLOOR VACANCY 6400 SQ FT VACANT FIRST FLOOR 2ND FLOOR VACANCY 1825 SQ FT VACANT SECOND FLOOR

80-21 164 STREET

XEROX SECOND FLOOR (CPI INCREASES) 3000 SQ FT 7/27/1984 12/31/2025 \$14,241.00 \$362/Mo PARKING; Gas and electric pd directly PAY TAX INCREASES PLUS CAM Increase

VACANT FIRST FLOOR 3000 SQ FT

RE Tax 80-15: \$259,619 RE Tax 80-21: \$ 48,331



EXPENSES FROM JANUARY 2024 TO JUNE 2024 (double it for total)

	EXPENSE REPORT Jan - June 2024
	80-15/21 164th st
Repairs & Maintenance	282.98
Bldg Insurance	16,872.00
Garbage Removal	7,755.70
License & Permits	1,260.00
Electric	12,042.39
Gas	9,156.08
NYS Filing Fee	500.00
Office Expenses	614.45
Parking Service	31,967.00
Real Estate Taxes 80-15	154,150.24
Elevator Maintenance	5,954.54
Landscaping	163.31
Snow Removal	1,090.38
Janitoral	12,997.38
Elevator Telephone	563.15
Water& Sewer	1,007.59
	1,393.02
Repairs & Maintenance	257,770.21

SALES - LEASING - APPRAISALS Victor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Proudly Present

EXPERIENCE - KNOWLEDGE - DEDICATION Over 1,200 Transactions Closed * Top 1% in USA CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

NYS Licensed Sales Associate Web: www.VictorWeinberger.com
E-mail: VictorWeinbergerRealtor@gmail.com

Proudly Present
For Sale or Lease:
A prime Location

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)

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

THE TELEVISION OF THE PROPERTY OF THE PROPERTY







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)

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

TO THE TAKE THE THE THE THE THE THE THE PROPERTY OF

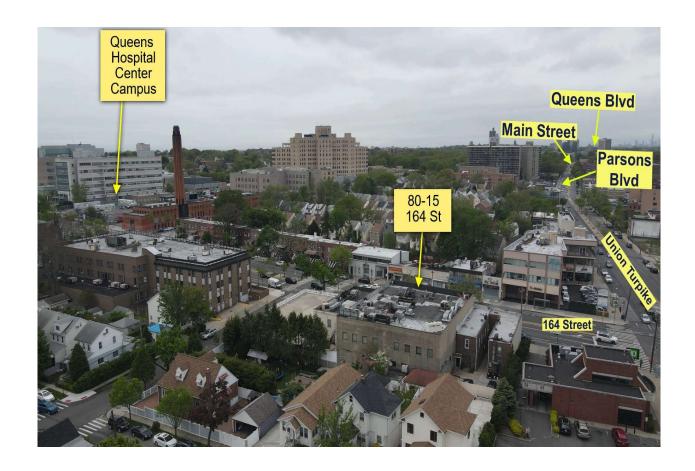
















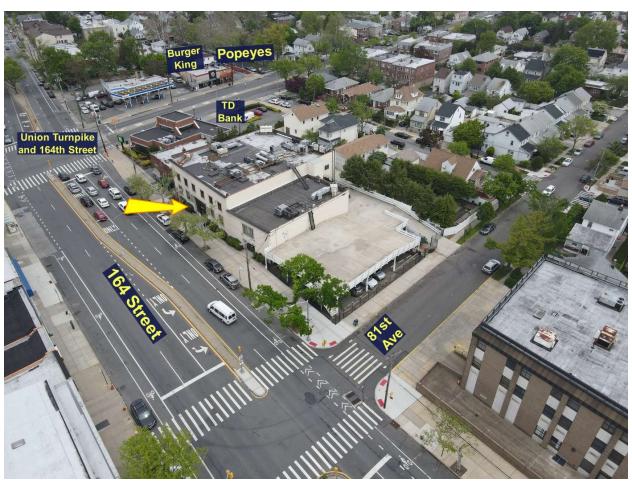
Broker/Owner:

Astor Brokerage

718-263-4500 (office)

718-644-4888 (cell)









SALES - LEASING - APPRAISALS Victor D. Weinberger Astor Brokerage and ReMax Team 917-806-704 OVER 1,200 Transactions Closed * Top 1% in USA CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

Proudly Present For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional** Building

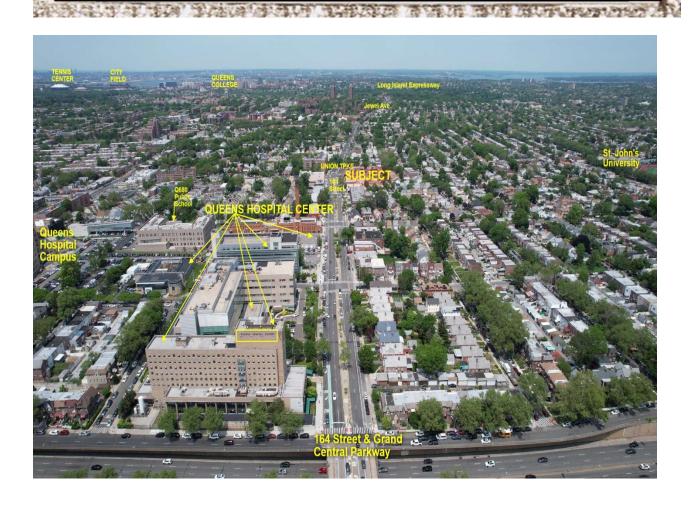
Elijohu (Akiva) Teitz



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)

80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)











80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)





SALES - LEASING - APPRAISALS ictor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

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)

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





SALES - LEASING - APPRAISALS Victor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional** Building

Elijohu (Akiva) Teitz



Broker/Owner: Astor Brokerage

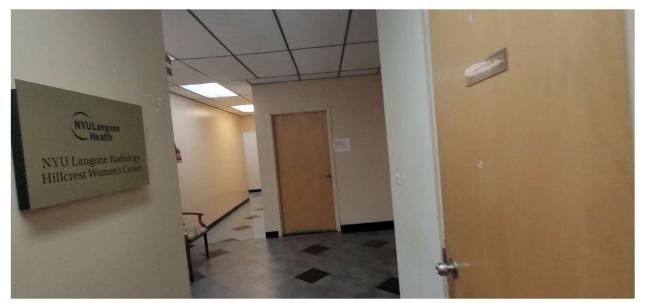
72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com 718-263-4500 (office)

718-644-4888 (cell)

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

CONTRACTOR OF THE PROPERTY OF THE PARTY OF THE PROPERTY OF THE PARTY O





SALES - LEASING - APPRAISALS ictor D. Weinberger NYS Licensed Sales Associate Web: www.VictortWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

OVER 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

Astor Brokerage

Proudly Present For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional Building**

Elijohu (Akiva) Teitz



Broker/Owner: Astor Brokerage

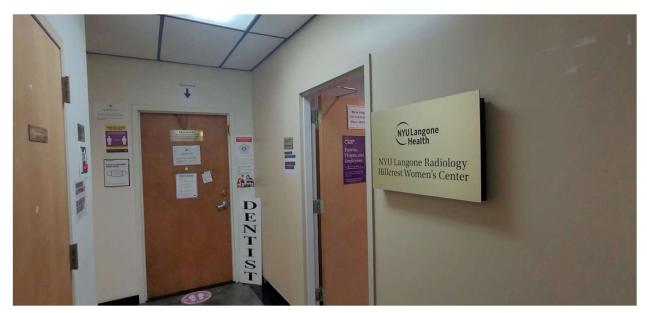
72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com 718-263-4500 (office)

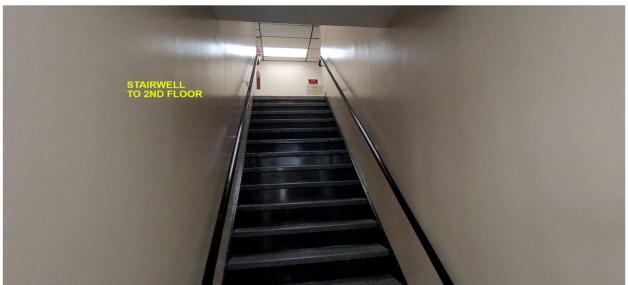
718-644-4888 (cell)

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

PARTY THE PRINCE THE THERE AND THE BUT HEREIGHT





SALES - LEASING - APPRAISALS Victor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

917-806-704

CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

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)

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

THE RESIDENCE THE PLANT THE PARTY BUT THE PROPERTY OF





SALES - LEASING - APPRAISALS ictor D. Weinberger NYS Licensed Sales Associate 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

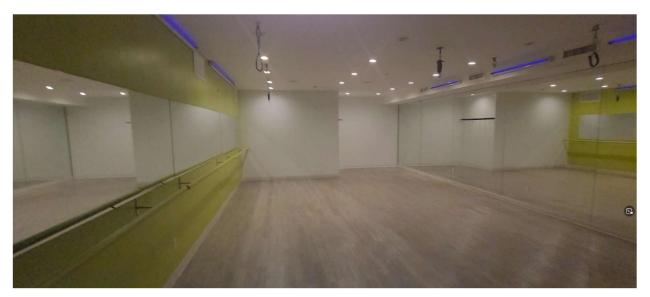
72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com 718-263-4500 (office)

718-644-4888 (cell)

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

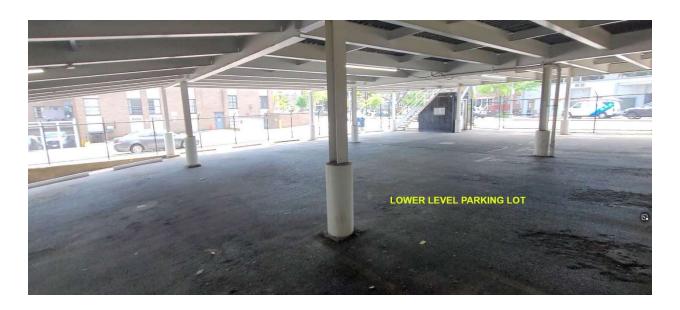
THE TAXABLE PLANT BURNET PURCH BURNETS





















TAX MAP



SALES - LEASING - APPRAISALS ictor D. Weinberger

I MIS

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

Astor Brokerage and ReMax Team

Proudly Present For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional Building**

Elijohu (Akiva) Teitz

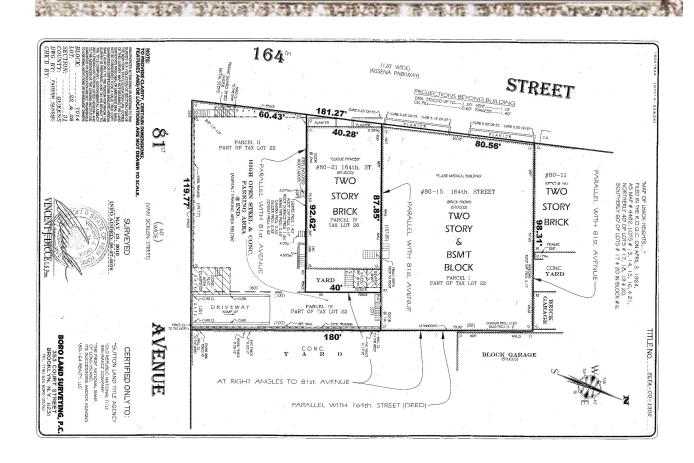


Broker/Owner: Astor Brokerage

72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com

718-263-4500 (office) 718-644-4888 (cell)

80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)



SALES - LEASING - APPRAISALS ictor D. Weinberger NYS Licensed Sales Associate Web: www.VictortWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

I MIS

EXPERIENCE - KNOWLEDGE - DEDICATION Over 1,200 Transactions Closed * Top 1% in USA CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

Astor Brokerage

Proudly Present For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional** Building

Elijohu (Akiva) Teitz

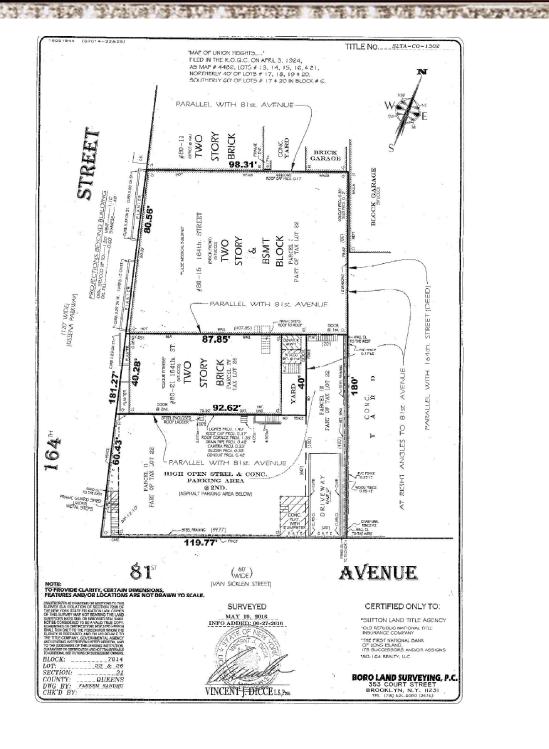


Broker/Owner: **Astor Brokerage**

72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com

718-263-4500 (office) 718-644-4888 (cell)

80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)



SALES - LEASING - APPRAISALS Ctor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com Astor Brokerage and ReMax Team Proudly Present

IR MIS

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional Building**

Elijohu (Akiva) Teitz

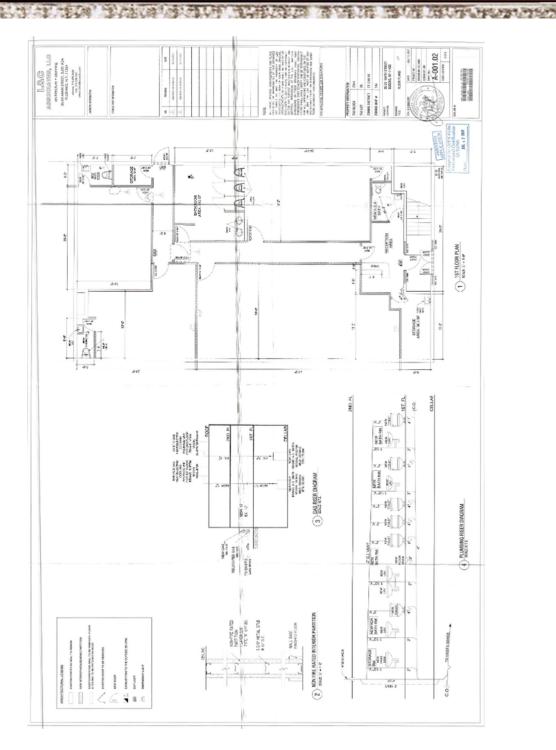


Broker/Owner: Astor Brokerage

72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com

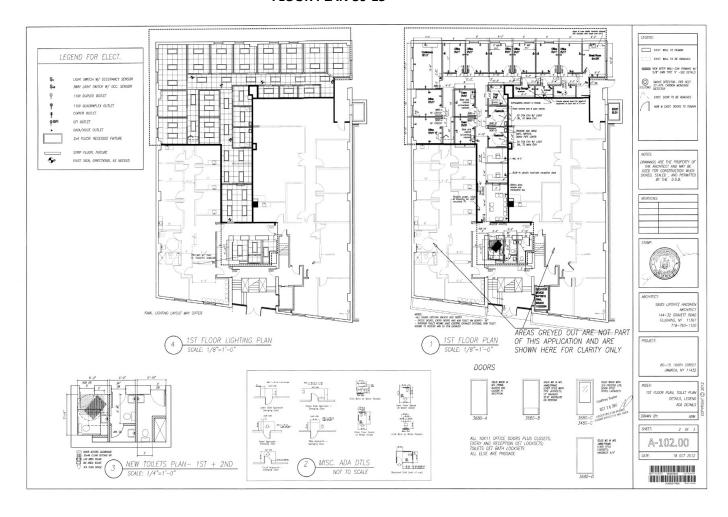
718-263-4500 (office) 718-644-4888 (cell)

80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)





FLOOR PLAN 80-15





I MIS

Over 1,200 Transactions Closed * Top 1% in USA
CHAIRMEN'S CLUB MEMBER * REMAX HALL OF FAME

For Sale or Lease:

A prime Location 30,000 Sq.Ft. **Professional Building**

Elijohu (Akiva) Teitz

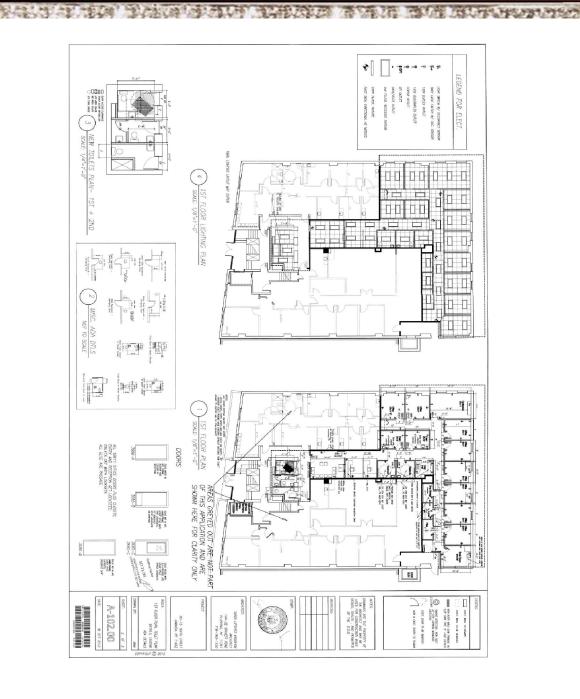


Broker/Owner: Astor Brokerage

72-38 Main St, Flushing, NY, 11367 E-mail: Akiva.Teitz@gmail.com 718-263-4500 (office)

718-644-4888 (cell)

80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)





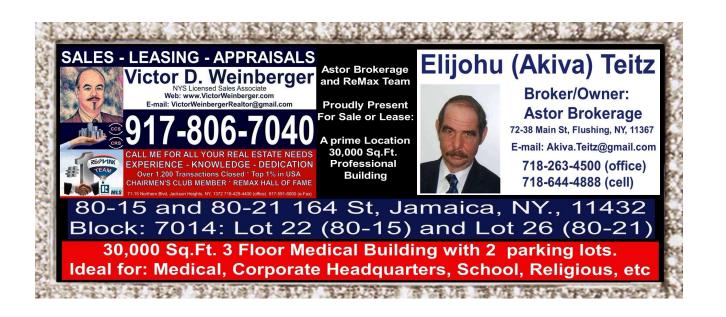
BUILDING OUTLINE AND ZONING 80-15 164th Street



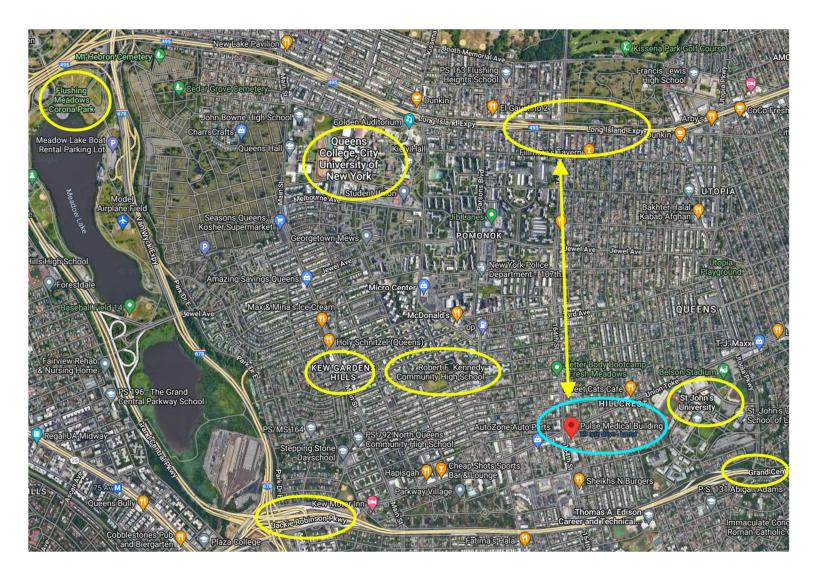


BUILDING OUTLINE AND ZONING 80-21 164th Street



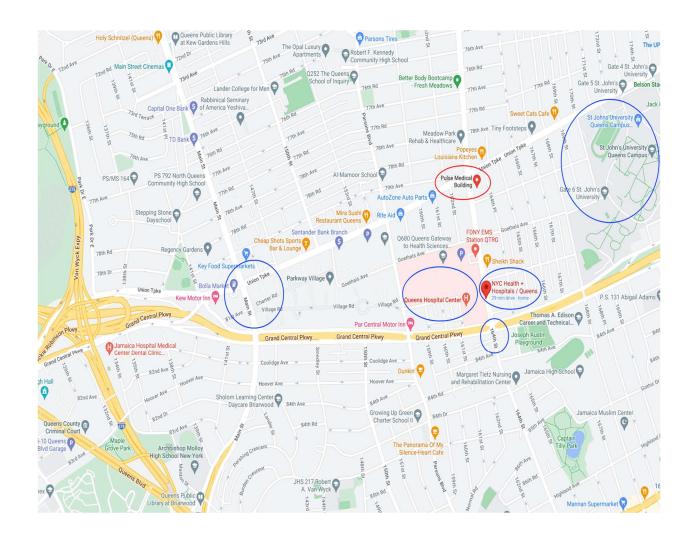


AERIAL MAP





MAP





Income: 2023 income: excluding \$14,500 taxes paid by dentist and \$21,600 on owner's rent.

Dentist:

Rent- \$116,894 Electric - \$8,111

NYU:

Rent- \$519,458 Taxes -\$128,297 Gas and water- \$12,286 Partial Parking- \$28,800

Xerox:

Partial Parking \$4,344 CAM- \$21,030 Rent- \$ 166,548

Total income (excluding owner's income and dentist's taxes) = \$1,020,268.

P.S. We are also preparing a lease for 600 SF on the 2nd floor at 80-15.

In addition, there is 13,0000 Sq.Ft available for rent as follows:

80-15 1st floor (8,200 SF)

80-15 2nd Floor (1,200 SF)

80-21 2nd Floor (600 SF)

80-21 1st floor (3,000 SF)

All these rents at fair market value will add up to over \$500,000 income. Total rents will be over \$1,550,000 per year gross