FOR SALE: Retail/Industrial Building in an Excellent Elmhurst Location.

A Unique Mixed Used Auto Repair Building with a 2nd floor apt.

78-08 thru 78-14 51st Ave, Elmhurst, NY

(1 block off Queens Blvd. Directly Behind the Former Pan AM Hotel**)**

Description:

2 story 4,150 SF Auto Repair Shop w/a tire shop and 2nd floor apartment… The property is situated on a 5,735 SF corner lot, with over 230 feet linear frontage on 51st Ave and Gorsline St. The property is only 4 blocks from the subway and Queens Center. Queens Blvd or the Long Island Expressway.

THIS BUILDING IS GREAT FOR USERS AND INVESTORS.

FOR SALE: ~~$2,100,000~~	$1,899,000
Real Estate Tax:	$26,854 (2019-2020)
Current Rent:	$84,000 per year. Plus 50% real estate taxes are paid by tenant.
All Leases Expire:	December 2019
Projected Market Rent:	$120,000 per year.

VIDEO: https://youtu.be/8n441kZeIZ4 (right click on the link)

SALES-RENTALS-APPRAISALS

VICTOR WEINBERGER

NYS Real Estate Associate

Top 1% USA

Cell: 917-806-7040

E-mail: Victor@VictorWeinberger.com

#1 RE/MAX TEAM

71-15 Northern Blvd

Jackson Heights, NY, 11370

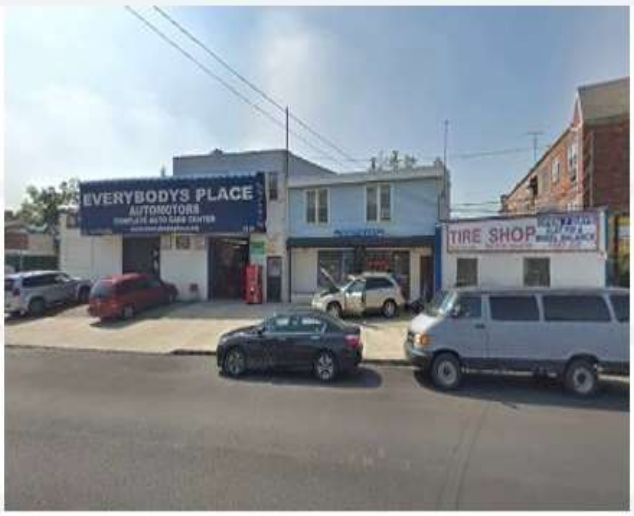
Off: 718-429-4400

Fax: 917-831-4774

PROPERTY OVERVIEW

Address

Primary address	7808 51st Ave
Zip code	11373
Neighborhood	Elmhurst
Borough	Queens
Block & lot	02470-0005



Property Taxes

Tax class	4
Current tax bill	$26,854

Lot

Lot sqft	5,735
Lot dimensions	159.83 ft x 73.83 ft
Ground elevation	21 ft
Corner lot	No

Zoning

Zoning districts	R4B
Zoning map	13c

Building

Building class	Auto Body/Collision or Auto Repair (G2)
Building sqft	4,150
Building dimensions	45 ft x 105 ft
Buildings on lot	1
Stories	2
Roof height	24 ft
Year built	1936

Style	Auto repr sh
Structure class	Masonry
Construction type	C grade
Garage sqft	2,950

Use

Residential units	2
Residential sqft	1,200
Average residential unit size	600
Commercial units	1
Garage sqft	2,950
Certificate(s) of occupancy	

Floor Area Ratio (FAR)

Residential FAR	0.9
Facility FAR	2
FAR as built	0.72
Allowed usable floor area	5,162
Usable floor area as built	4,129
Unused FAR	1,033

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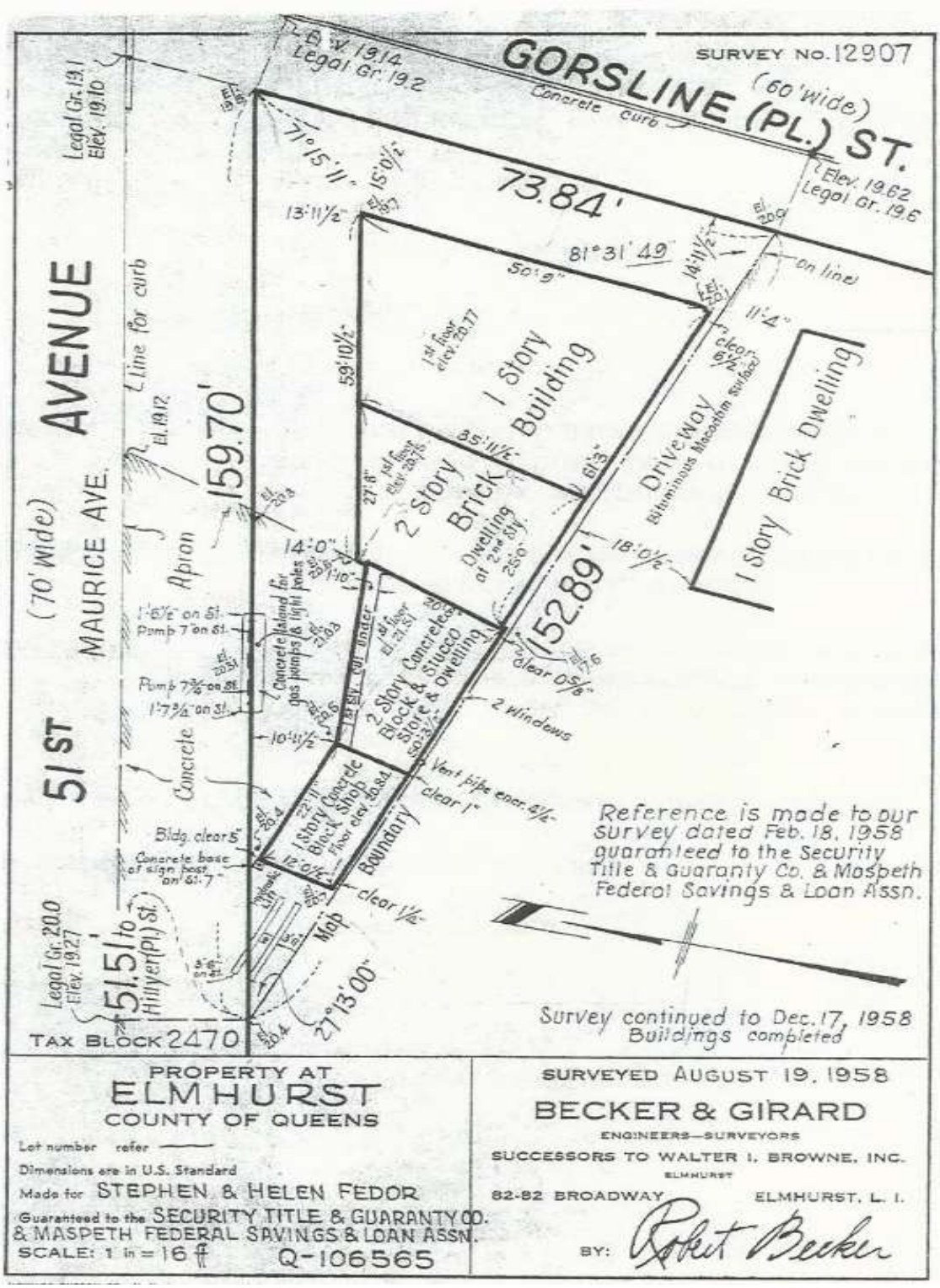
SURVEY



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Form 14-86M-713020(56) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

16-00

No. Q. 130063

Date 7-23-59

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.37. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—altered—existing—building—premises located at

78-08 51st Ave. SWC of Geraldine Street

Block 2470 Lot 5

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.—Alt. 593/55 Construction classification— non-fire frame

Occupancy classification— Comm. Height two stories, 21 feet.

Date of completion— 6-10-59 Located in Retail & Res. Use District.

C Area 34 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

Cal. No. 51-57, Bull. 20, Vol. XLI.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED MALE	FEMALE	TOTAL	USE
1	On gr.	3	0	3	Gas Station, Motor Vehicle Repair Shop, Car Washing and Greasing, Office and accessory store, boiler room and storage room.
2	40	1	1	2	Dwelling.
					Fire Dept. Certification 7-8-59.

Borough Superintendent

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.

(Page 1)

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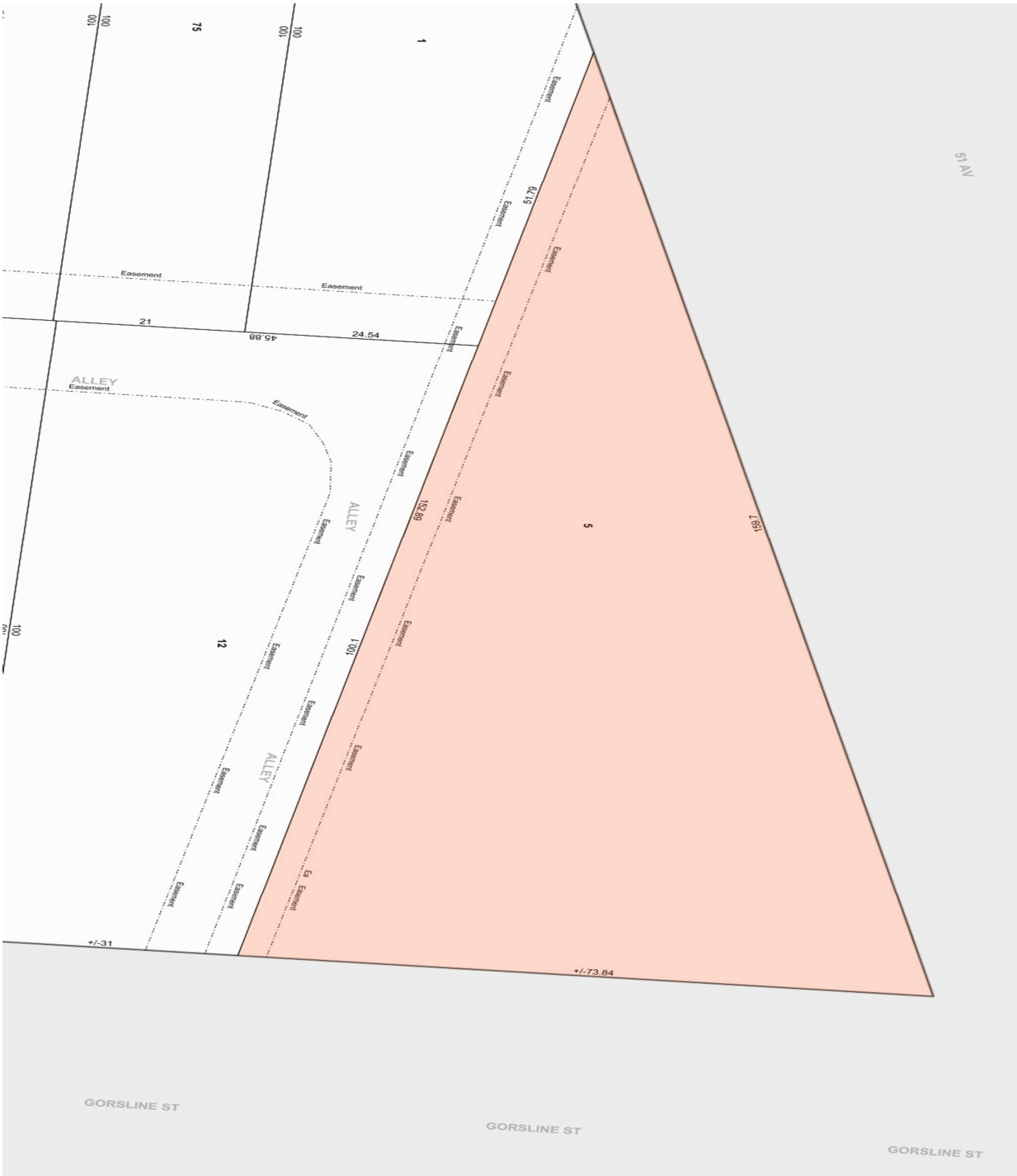
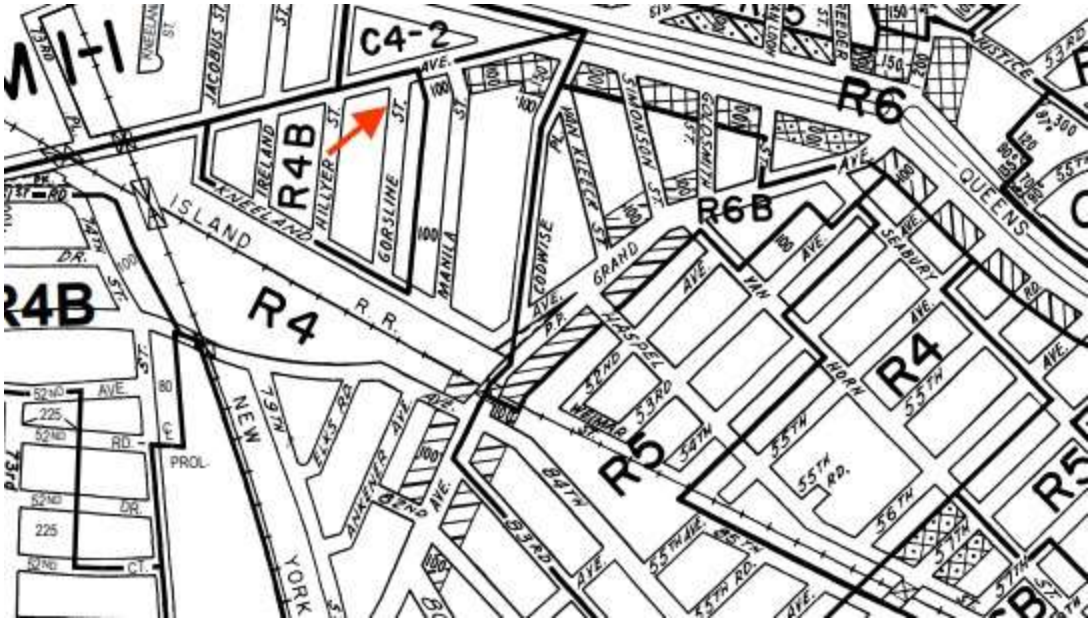
TAX MAP



ZONING MAP



Deed Description

BEGINNING at the corner formed by the intersection of the southerly side of 51st Avenue(Formerly Maurice Avenue)with the westerly side of Gorsline Street(formerly Gorsline Place);

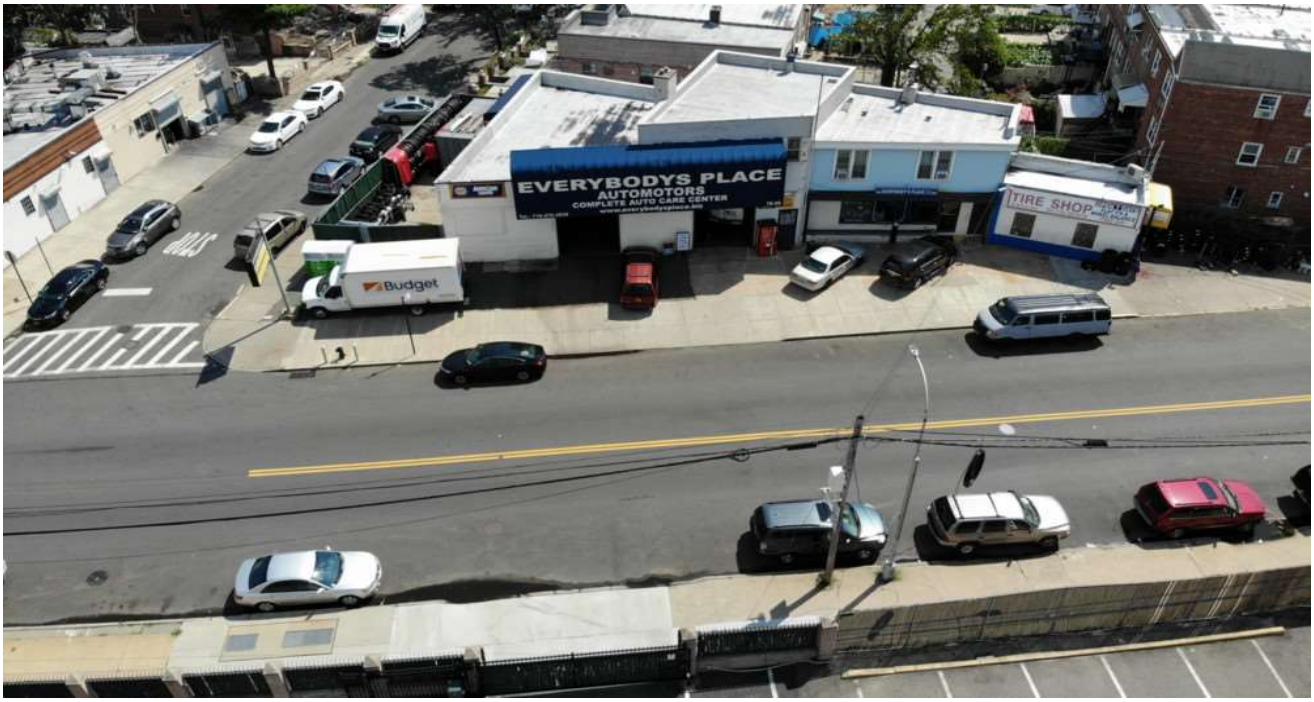
RUNNING THENCE southerly along the westerly side of Gorsline Street, 73.84 feet;

THENCE northwesterly on a line forming an interior angle of 81 degrees, 31 minutes, 49 seconds with the westerly side of Gorsline Street, 152.89 feet to the southerly side of 51st Avenue;

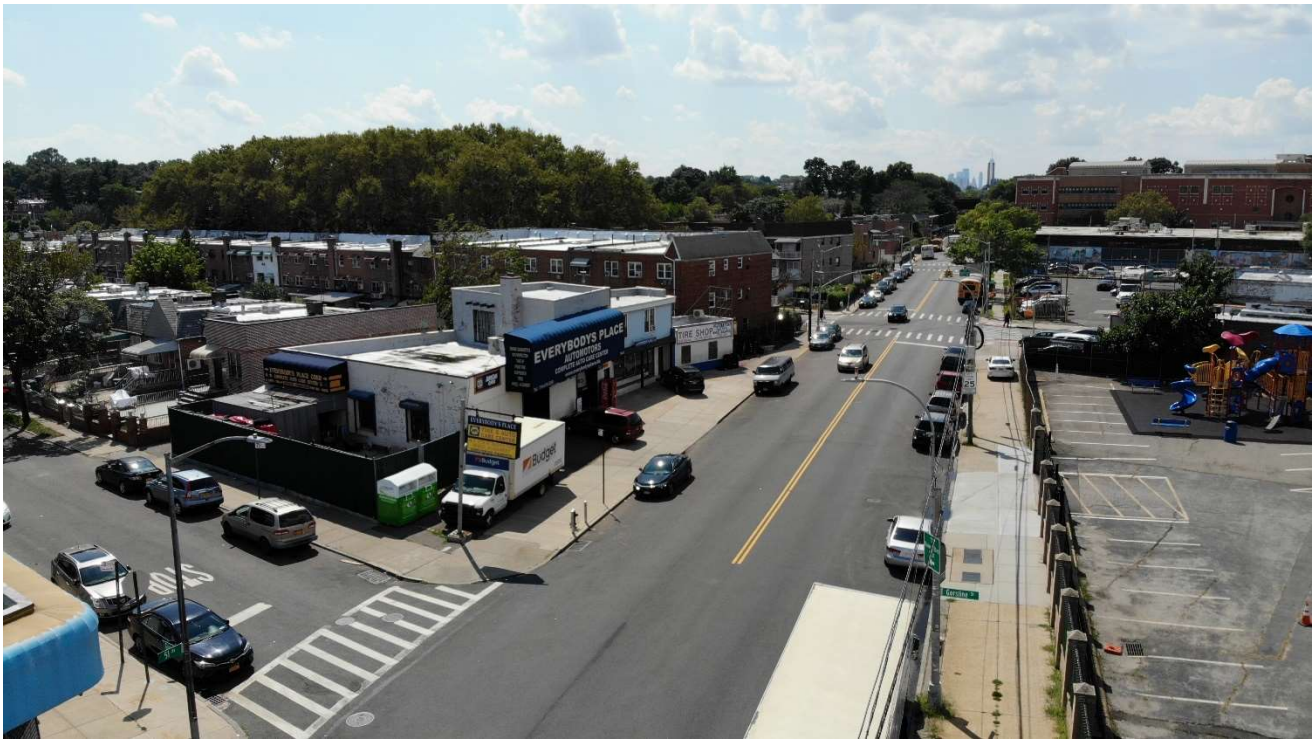
THENCE easterly along the southerly side of 51st Avenue, 159.70 feet to the corner, the point or place of BEGINNING.

SAID PREMISES being known as and by the street number 78-08 51st Avenue, Elmhurst, Queens, New York.

Front Aerial View on 51st Ave



Front/SideView on 51st Ave

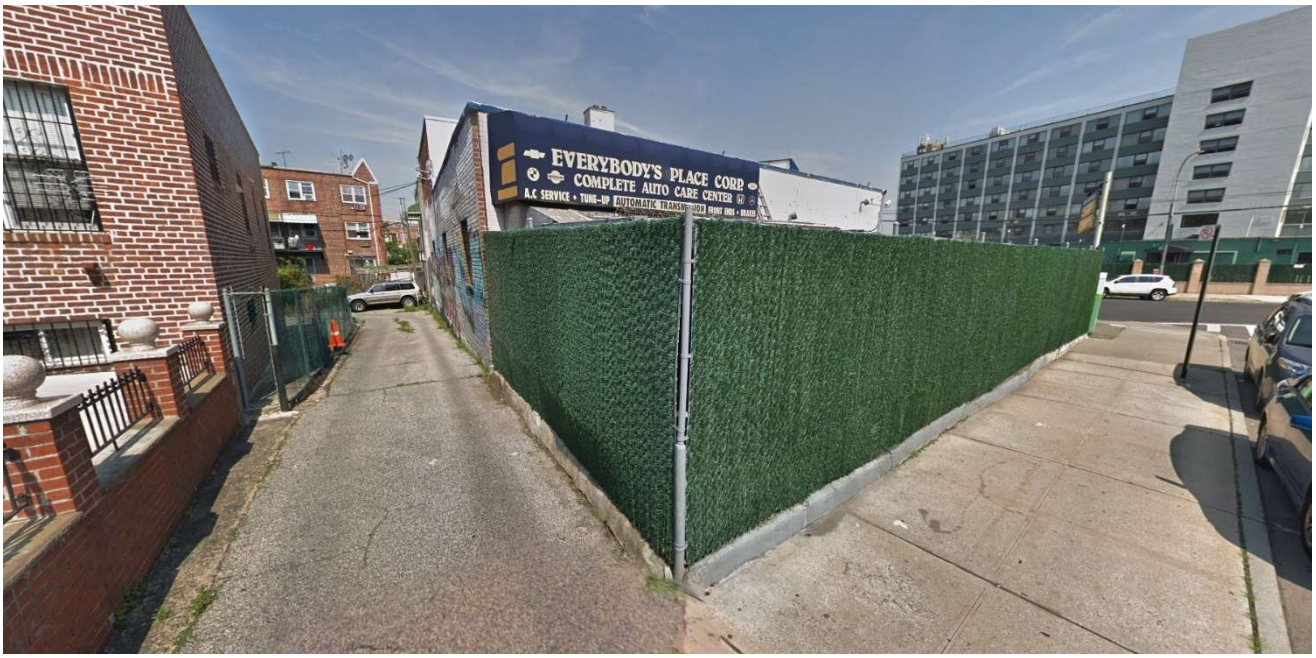


Front view on 51st Ave

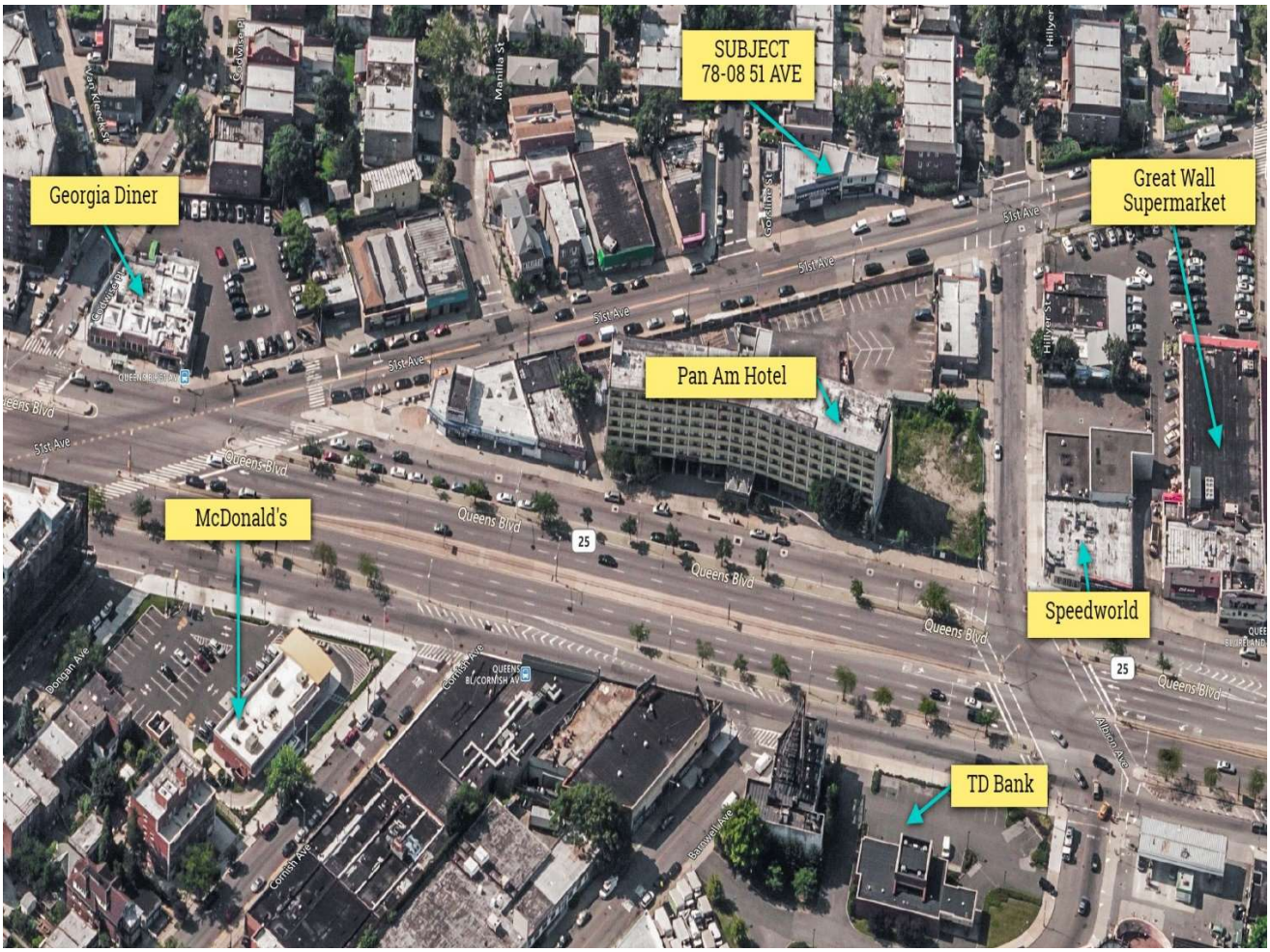
South to North View

Rear Aerial View from Gorsline Street

Rear Street View from Gorsline Street

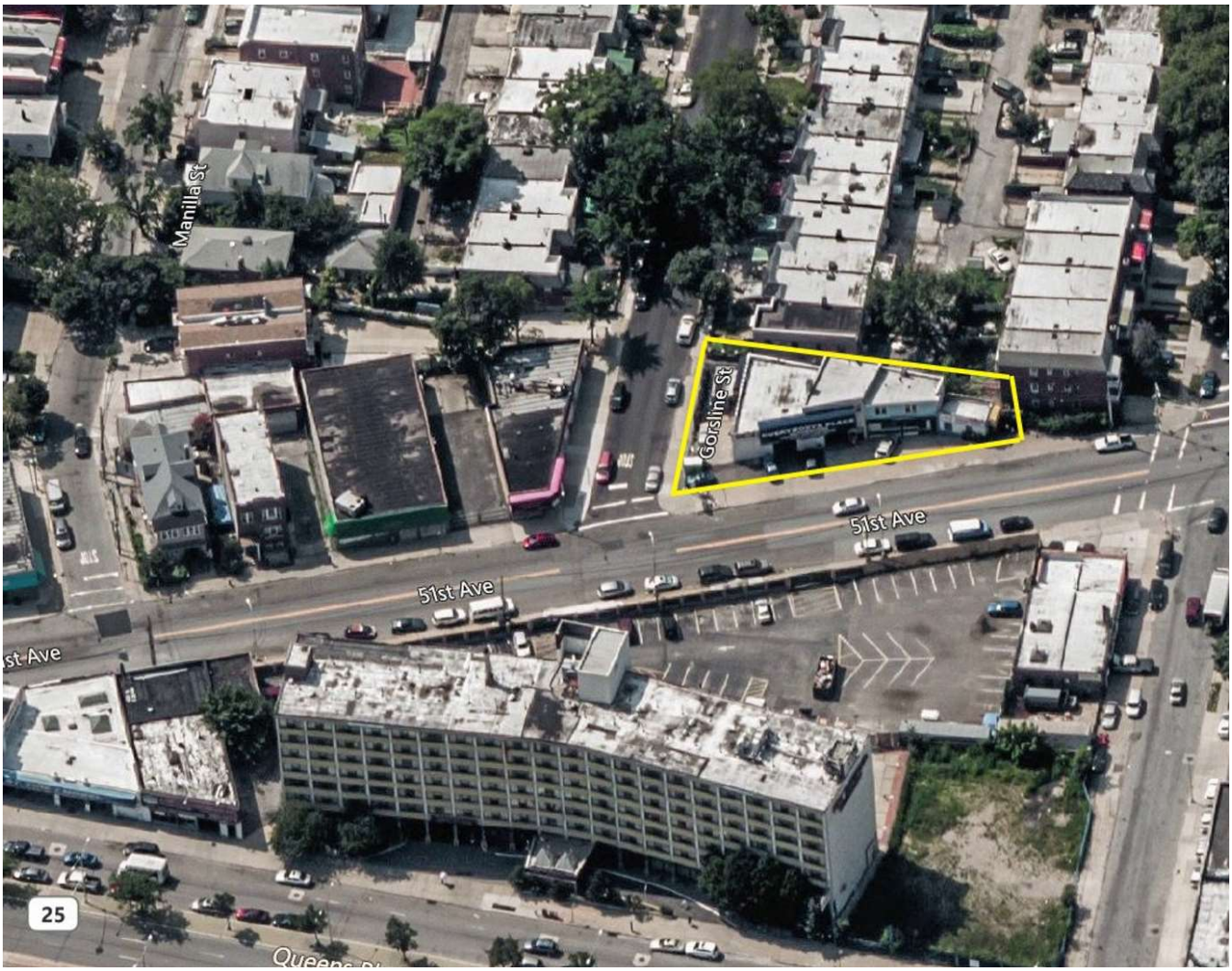


AERIAL VIEW (zoomed-in North to South View)



AERIAL VIEW (zoomed-in South to North View)

PROPERTY OUTLINE



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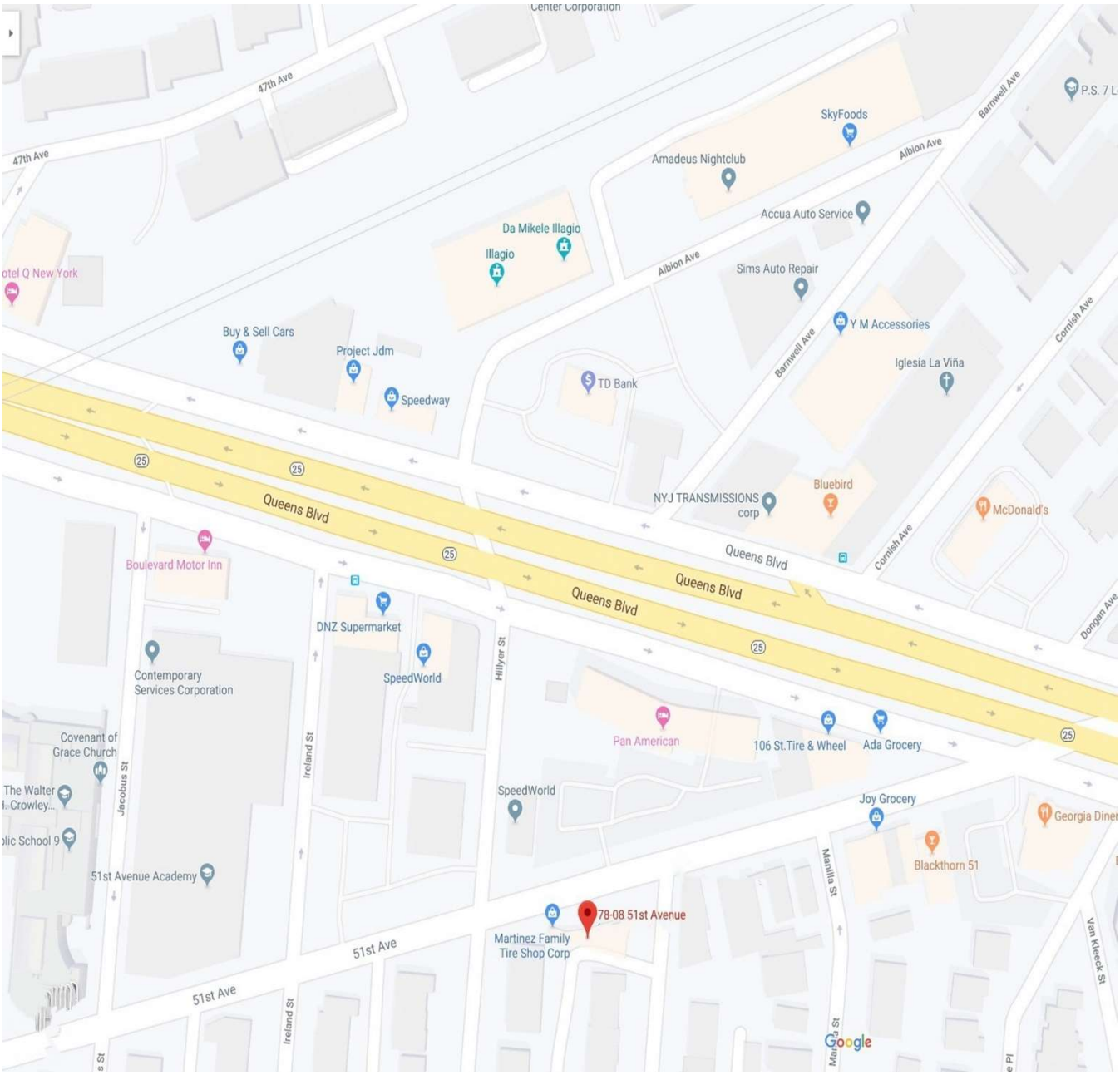
AREA MAP


47th Ave
SkyFoods
Amadeus Nightclub
Albion Ave
Barnwell Ave
Accua Auto Service
Da Mikele Illagio
Illagio
Sims Auto Repair
Y M Accessories
Buy & Sell Cars
Project Jdm
Speedway
TD Bank
Iglesia La Viña
Cornish Ave
Queens Blvd
NYJ TRANSMISSIONS corp
Bluebird
McDonald's
Boulevard Motor Inn
DNZ Supermarket
SpeedWorld
Contemporary Services Corporation
Hillyer St
Pan American
106 St.Tire & Wheel
Ada Grocery
Covenant of Grace Church
Jacobus St
Ireland St
SpeedWorld
Joy Grocery
Georgia Diner
Blackthorn 51
51st Avenue Academy
Manilla St
78-08 51st Avenue
Martinez Family Tire Shop Corp
51st Ave
Van Kleeck St
Dongan Ave
Google

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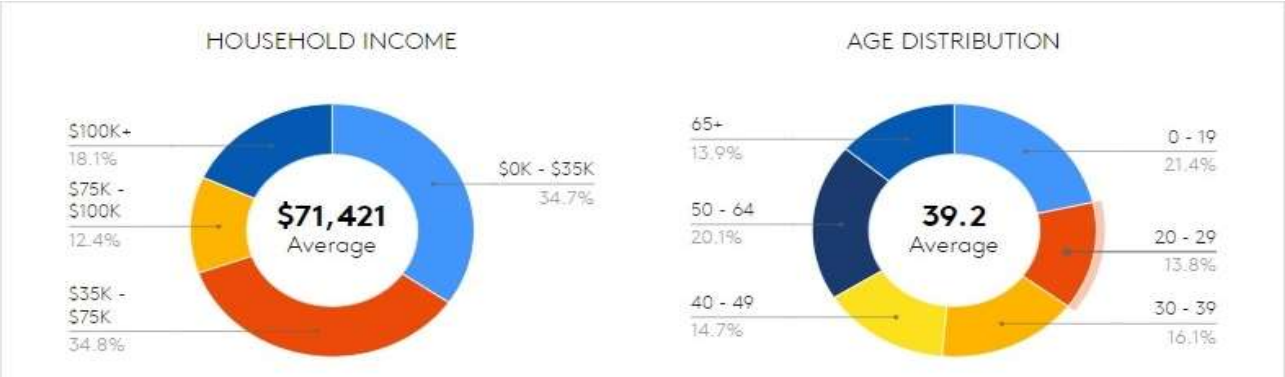
DEMOGRAPHICS



TRADE AREAS

1 mile | 3 mile | 5 mile | 15 min drive

	1 MILE	3 MILE	5 MILE
Total Population	187,599	906,568	2,595,509
2010 Population	181,232	866,699	2,426,598
2024 Population	190,248	920,928	2,642,366
Employees	33,445	208,807	986,143
Total Businesses	4,265	21,567	88,610
Average Household Income	$71,136	$79,228	$90,976
Median Household Income	$53,912	$61,677	$64,858
Total Consumer Spending	$1.4B	$7.6B	$23.5B
Median Age	38.9	38.3	36.9
Households	61,917	326,953	978,491
Percent College Degree or Above	18%	19%	21%
Average Housing Unit Value	$560,518	$572,439	$665,514

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TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
51st Ave	Corona Ave, E	6,607	2018	0.20 mi
Ireland St	51st Ave, N	6,251	2014	0.20 mi
Queens Blvd	Kneeland St, W	38,549	2018	0.20 mi
Jacobus St	51st Ave, S	1,624	2018	0.21 mi
Queens Blvd	Goldsmith St, W	38,639	2018	0.22 mi

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Grand Avenue-Newtown Transit Stop (E, M, R)	3 min	7 min	0.4 mi
Elmhurst Avenue Transit Stop (E, M, R)	3 min	8 min	0.4 mi
Woodhaven Boulevard (E,G,R Line) Transit Stop	6 min	16 min	0.8 mi
Roosevelt Avenue-74 Street Transit Stop (7, E, F, M, R)	4 min	17 min	0.8 mi
82 Street-Jackson Heights Transit Stop (7)	4 min	18 min	0.9 mi

COMMUTER RAIL	DRIVE	DISTANCE
Woodside Station Commuter Rail (Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch)	4 min	1.4 mi
Mets-Willets Point Station Commuter Rail (Port Washington Branch)	11 min	4.0 mi

AIRPORT	DRIVE	DISTANCE
La Guardia Airport	8 min	4.2 mi
John F. Kennedy International Airport	18 min	11.0 mi
Newark Liberty International Airport	40 min	21.6 mi

WALK SCORE ®
94
Walker's Paradise

TRANSIT SCORE ®
100
Rider's Paradise

BIKE SCORE ®
52
Bikeable

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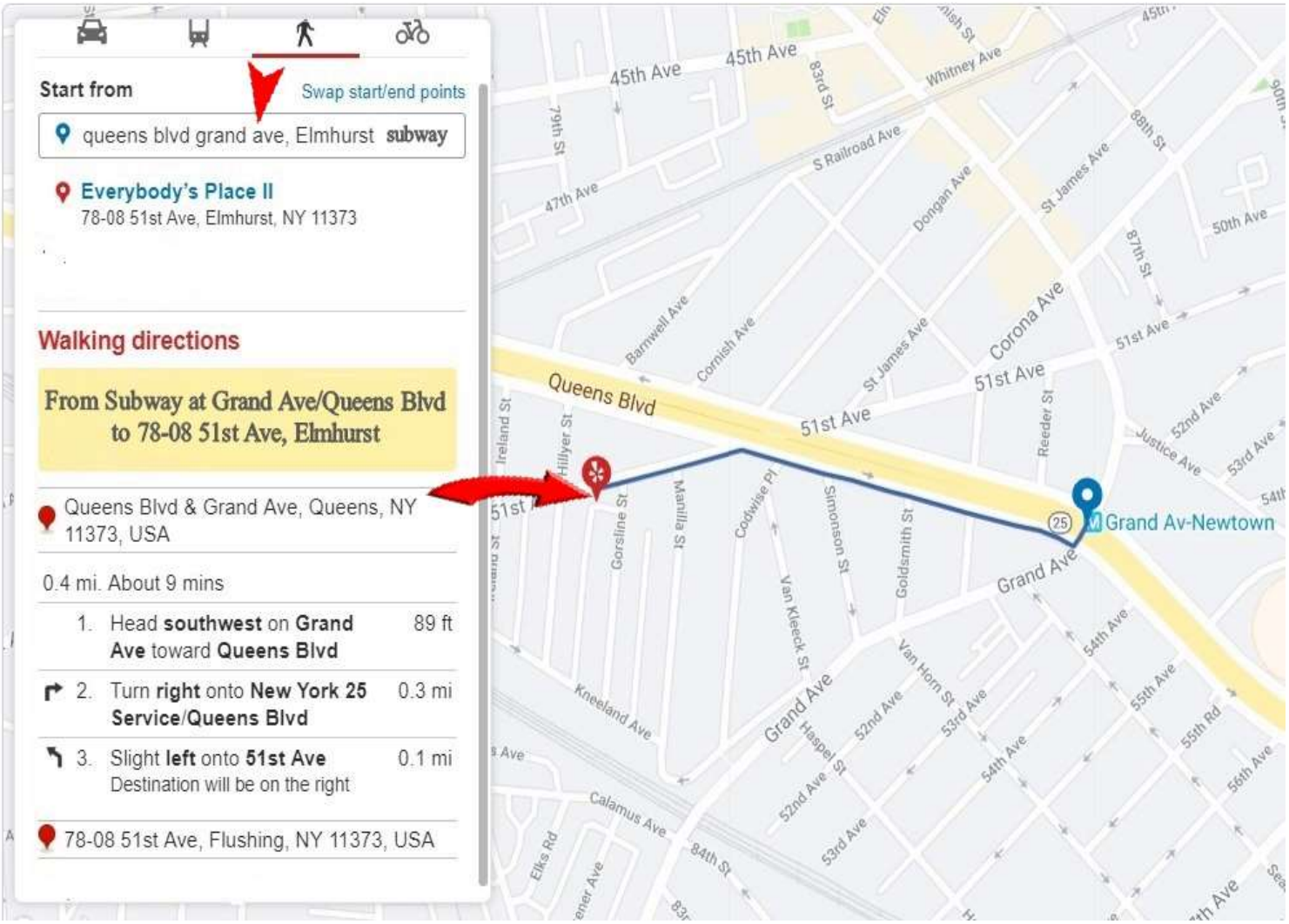
SUBWAY MAP


Start from
Swap start/end points
queens blvd grand ave, Elmhurst subway
Everybody's Place II
78-08 51st Ave, Elmhurst, NY 11373
Walking directions
From Subway at Grand Ave/Queens Blvd to 78-08 51st Ave, Elmhurst
Queens Blvd & Grand Ave, Queens, NY 11373, USA
0.4 mi. About 9 mins
1. Head southwest on Grand Ave toward Queens Blvd 89 ft
2. Turn right onto New York 25 Service/Queens Blvd 0.3 mi
3. Slight left onto 51st Ave Destination will be on the right 0.1 mi
78-08 51st Ave, Flushing, NY 11373, USA
Grand Av-Newtown
Queens Blvd
51st Ave
Grand Ave
45th Ave
Corona Ave
Whitney Ave
S Railroad Ave
Dongan Ave
St James Ave
Barnwell Ave
Cornish Ave
Hillyer St
Gorsline St
Manila St
Codwise Pl
Van Kleeck St
Simonson St
Goldsmith St
Reeder St
Justice Ave
Kneeland Ave
Van Horn St
Haspel St
Calamus Ave
Elks Rd
84th St
47th Ave
50th Ave
52nd Ave
53rd Ave
54th Ave
55th Ave
55th Rd
56th Ave
25