

**INVEST-SALES-LEASING-APPRAISALS**

**VICTOR WEINBERGER**

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

**917-806-7040**

Over 1,200 Transactions Closed! • Top 1% in USA!  
REMAX Hall Of Fame • Chairman's & Platinum Club  
Put My Successful 35 year Track Record To Work 4U

**FOR LEASE: PRIME JACKSON HEIGHTS LOCATION!**  
**Entire Building on one of the Best NYC Retail Blocks!**

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

- \* 1st Floor: 2,000 SF
- \* 2nd Floor: 1,850 SF
- \* Full Basement

**More pedestrian traffic than almost any other block in the entire Queens Borough.**  
**Some of the highest rents per Sq.Ft. in Queens**

**37-53 82ND STREET HIGHLIGHTS:**

- \*15,000 Daily Pedestrian Traffic
- \*100 Feet to subway
- \*3 Blocks to Elmhurst Hospital
- \*High Rent Block (\$125 Retail)
- \*National Tenant on the block
- \*Rare Vacancies on the block

## FOR LEASE A PRIME LOCATION 2 story BUILDING 37-53 82<sup>nd</sup> Street, Jackson Heights, NY, 11372

3,850 SF Building (The 1<sup>st</sup> Floor 20 x 100 w/basement. The 2<sup>nd</sup> Floor 1,850 SF)

**Ideal Use: Medical, Restaurant, Bank, Any Retail, etc, etc**

**Lease 1<sup>st</sup> Fl: @ \$125 p/sf**

**Lease 2<sup>nd</sup> Fl: @ \$60 p/sf**

**1,850 Sq.Ft 2nd floor**  
**2,000 Sq.Ft store**  
**\*15,000 Daily Pedestrian Traffic**

**office**  
**Bsmt**

**100 Feet to the #7 Train**

**37-53 HIGHLIGHTS:**

- \*15,000 Daily Pedestrian Traffic
- \*100 Feet to subway
- \*3 Blocks to Elmhurst Hospital
- \*High Rent Block (\$125 Retail)
- \*National Tenant on the block
- \*Rare Vacancies on the block
- 82nd St Subway platform services 5,000,000 passengers a year.

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. Re/Max Team cannot guarantee this information. We suggest that the purchaser(s) do their own independent study pertaining to zoning, income, etc.