

SALES - LEASING - APPRAISALS

VICTOR WEINBERGER

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EXPERIENCE * KNOWLEDGE * DEDICATION
Over 1,200 Transactions Closed * Top 1% in USA
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PUT MY SUCCESSFUL TRACK RECORD TO WORK FOR YOU

For Sale or Lease: Prime Location Commercial Building

One of the best Retails blocks in NYC

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 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 SALE OR LEASE A PRIME LOCATION 2 story BUILDING 37-53 82nd Street, Jackson Heights, NY, 11372

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

OWNER/USER or INVESTOR OPPORTUNITY!

Sale: \$4.0 Mil Lease: 1st Fl @ \$125 p/sf--2nd Fl @ \$60 p/sf

Area Retail market rents = \$125 per Sq.Ft. & 2nd floor = \$60 per Sq.Ft.

1,850 Sq.Ft 2nd floor

2,000 Sq.Ft store w/Full Bsmt

***15,000 Daily Pedestrian Traffic**

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.

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 *2400 Hempstead Tpke, E. Meadow, NY, 11554

Presenting FOR SALE or LEASE a 3,850 Sq.Ft. building on one of the best retail blocks in New York City:

37-53 82nd Street, Jackson Heights, NY, 11372 (btw: 37th Ave & Roosevelt Ave)

For Sale: \$4.0 Million

For Lease: 1st Floor @\$125 per Sq.Ft. x 2,000 SF = \$250,000

For Lease: 2nd Floor: \$60 per Sq.Ft. x 1,800 SF = \$108,000

Real Estate Tax: \$47,771

Property Video: <https://youtu.be/OycGXTNTod4> (copy link and paste it in your browser)

***1st Floor:** 2,000 SF store plus a full basement (20 x 100 store with 12 foot ceilings)

***2nd Floor:** 1,850 SF office (20 x 90 with a 10 x 20 foot roof patio)

Featuring:

*5,000,000 annual passengers use 82nd station, which is only 100 feet away

*One of the NYC's highest pedestrian traffic

*Tremendous exposure

*3 Blocks to Elmhurst Hospital

*High Rent Block (\$125 retail)

*National major tenants on the block

*Rare Vacancies on the block

*Ideal for any commercial and/or office use

*Brokers welcomed and protected

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BUILDING OVERVIEW

Address

Primary address	37-53 82nd St
Zip code	11372
Neighborhood	Jackson Heights
Borough	Queens
Block & lot	01470-0052



Property Taxes

Tax class	4
Property tax	\$47,283

Lot

Lot sqft	2,000
Lot dimensions	20 ft x 100 ft
Ground elevation	65 ft
Corner lot	No

Zoning

Zoning districts	C4-3 
Zoning map	9d 
Historic district	Jackson Heights
Qualified opportunity zone	Yes (map) 

Building

Building class	Multi-Story Retail Building (2 or More) (K2) 
Square feet	3,400
Building dimensions	20 ft x 70 ft
Buildings on lot	1
Stories	2
Roof height	26 ft
Year built	1922
Year last altered	1983 

Structure type	Small retail
Construction type	Masonry
Grade	C+

Use

Commercial units	2
Office sqft	700
Retail sqft	2,700
Certificate(s) of occupancy	Click here 

Floor Area Ratio (FAR)

Residential FAR	2.43
Commercial FAR	3.4
Facility FAR	4.8
FAR as built	1.70 
Maximum usable floor area	6,800
Usable floor area as built	3,400
Unused FAR	3,400

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DEMOGRAPHICS 2024

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

	Distance: (miles)		
	0.5	1.0	2.5
<u>Population:</u>	95,378	245,016	405,719
<u>Households:</u>	37,015	82,011	145,055
<u>Average Income:</u>	\$97,410	\$94,021	\$106,542
<u>Average Daily Pedestrian Block Traffic: 15,870 people</u>			



Office Building

Office Building

37th Ave

Office Building

Capital One

FORMER Burger King

Sketchers

Chase Bank

Food Locker

GNC

Carter's

Fabco Shoes

The Gap

Top Gun

AT&T

Urgent Care

T-Mobile

Spectrum

Old Navy

Bank of America

Office Building

Perfumania

United Healthcare

Dentist Center

Office Building

Digiso

Elite Nails

New York
Language

Dermatology Center

Banco Ponce

37-53 82nd Street

Former RiteAid

Dentist Center

Western Union

Mexican Restaurant

Raising Cane's

McDonald's

Jewelry Store

Dunkin
Donuts

100 feet

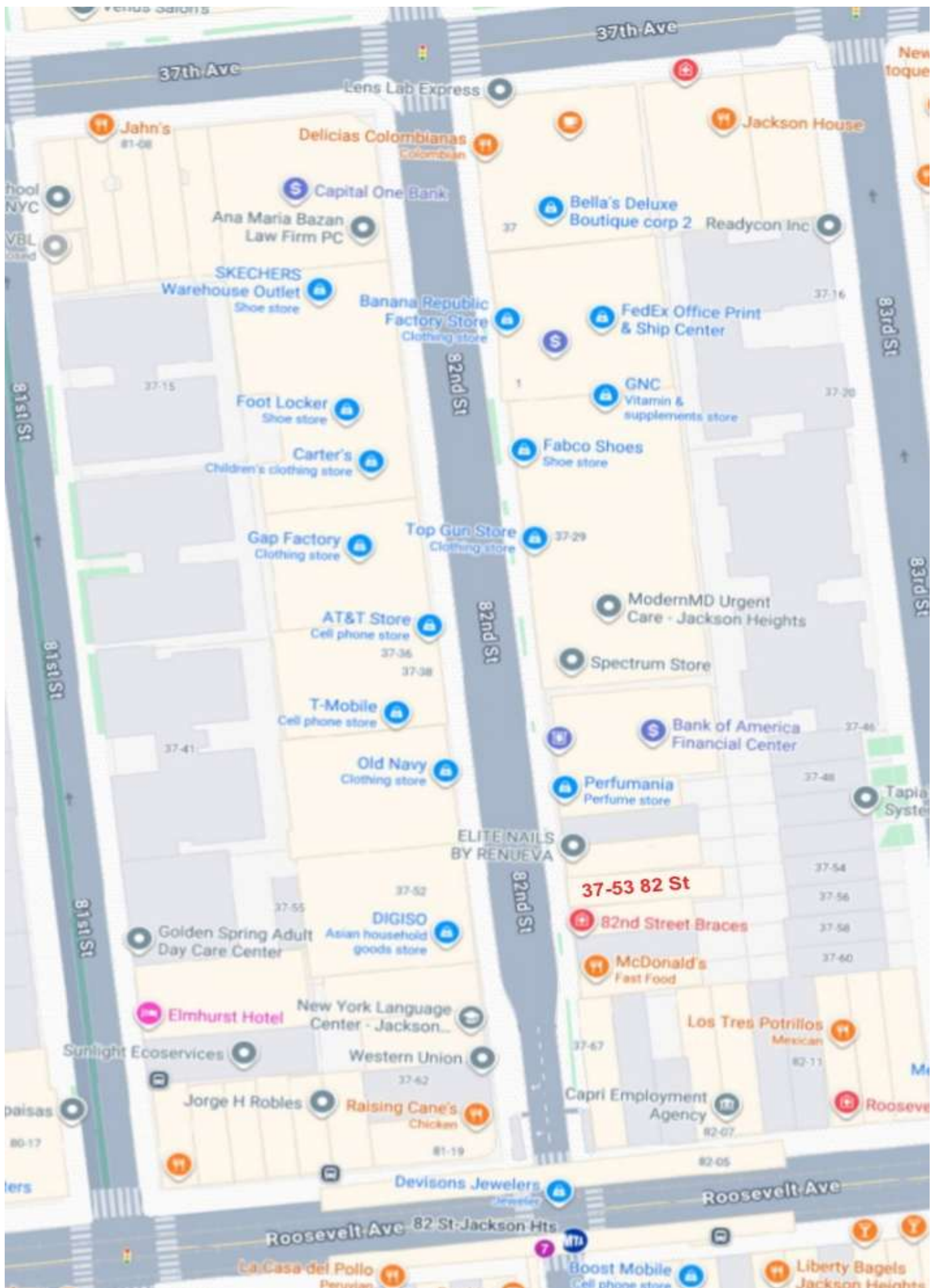
ONE OF THE MOST POPULATED NYC NEIGHBORHOOD

5,000,000 ANNUAL RIDERS USE THE 82nd Street subway station

ROOSEVELT AVE

HUNDREDS OF APARTMENT BUILDINGS WITHIN A FEW BLOCKS

82 St Jackson Hts



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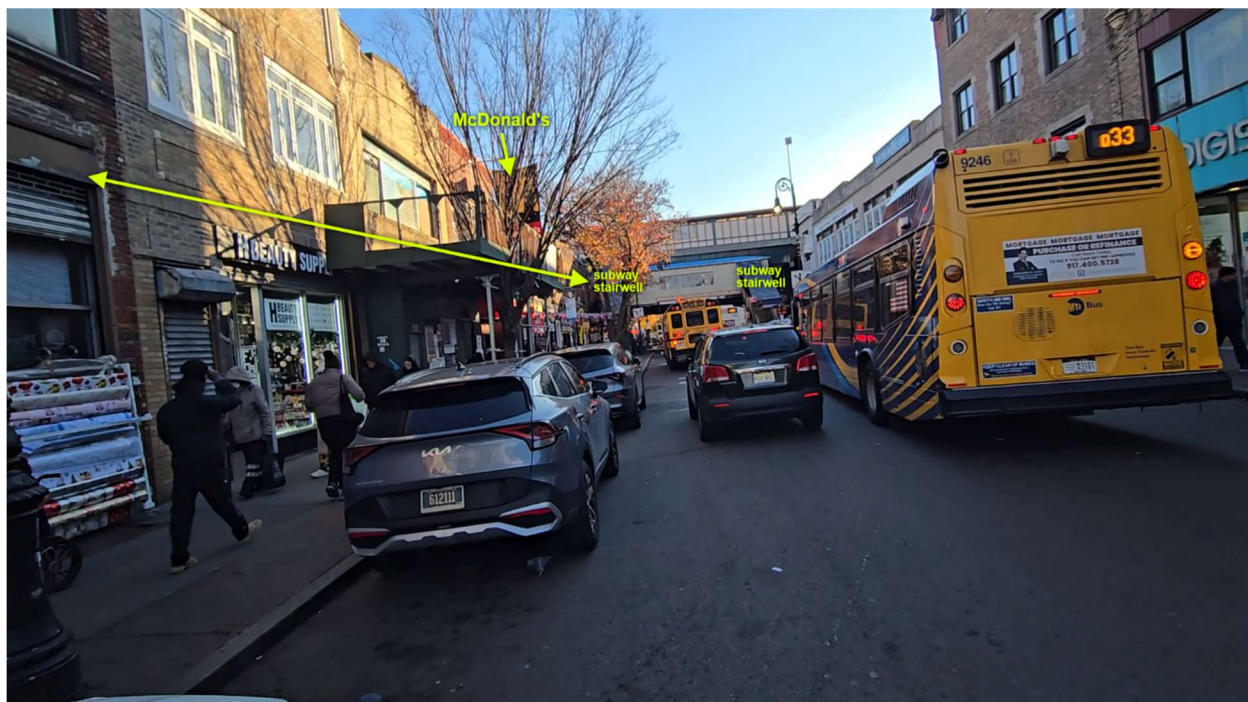
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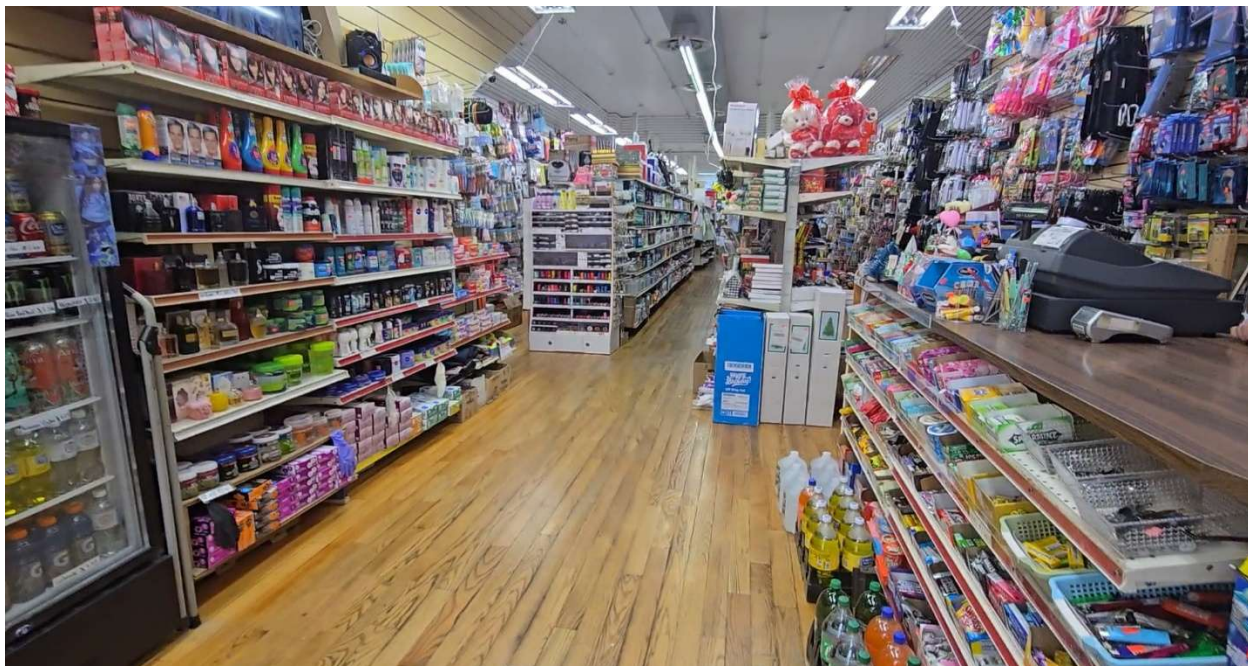
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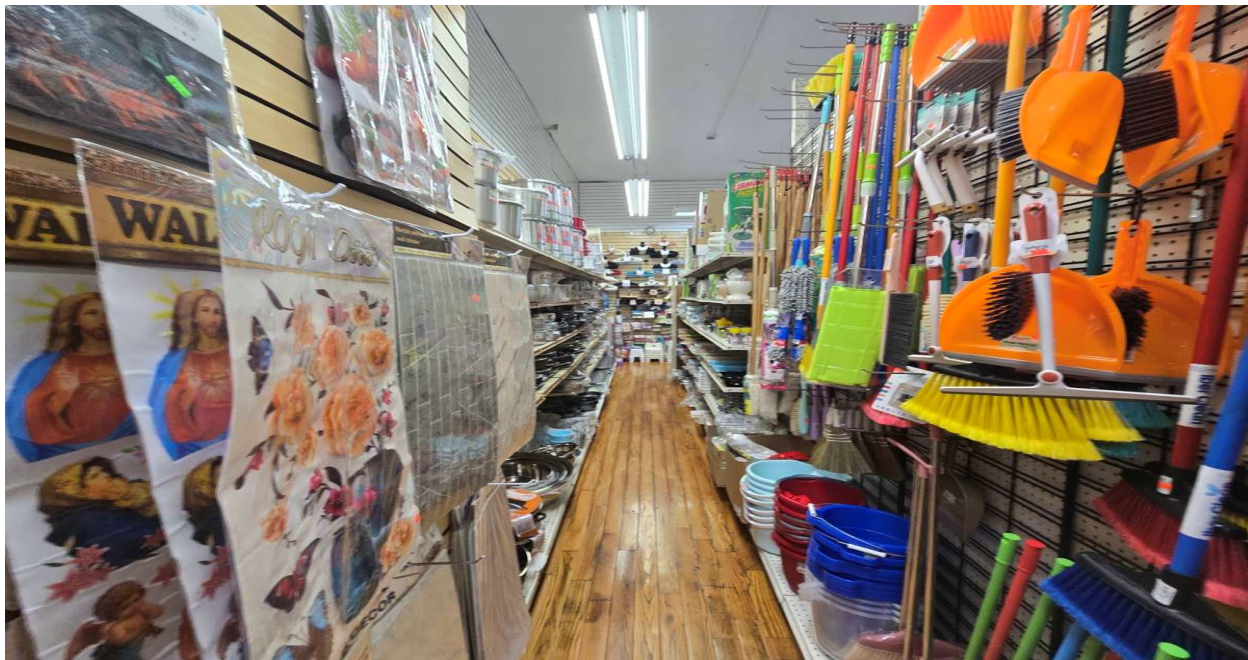
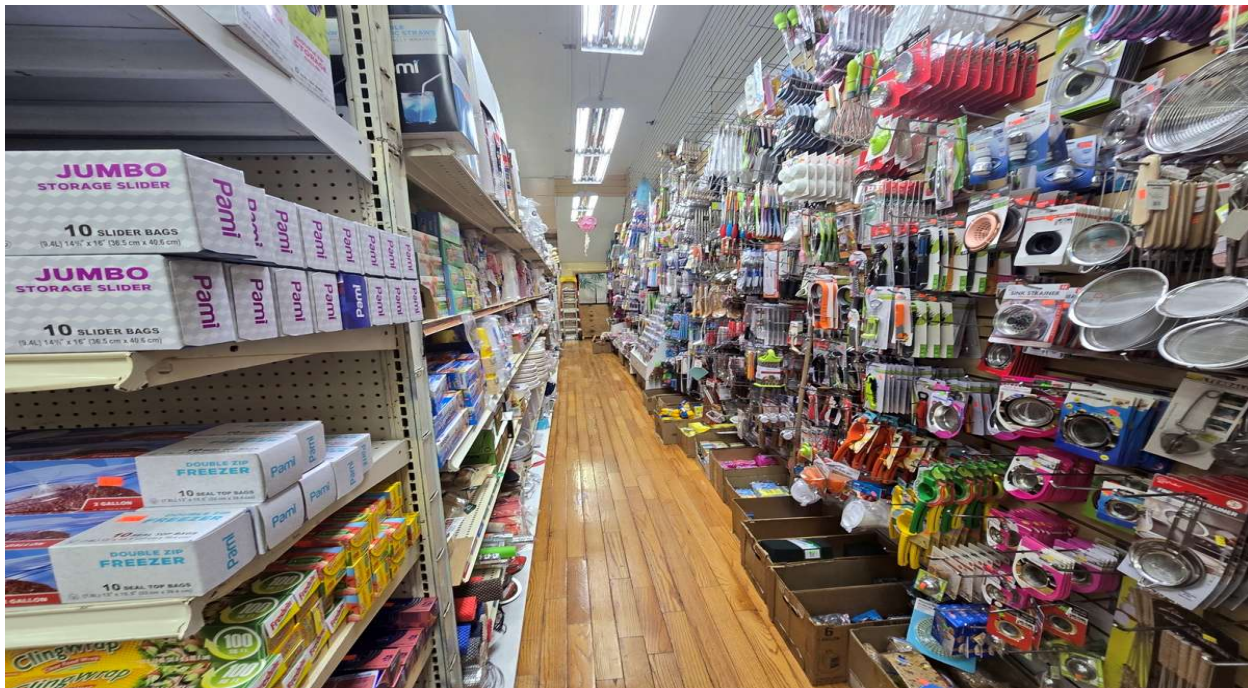
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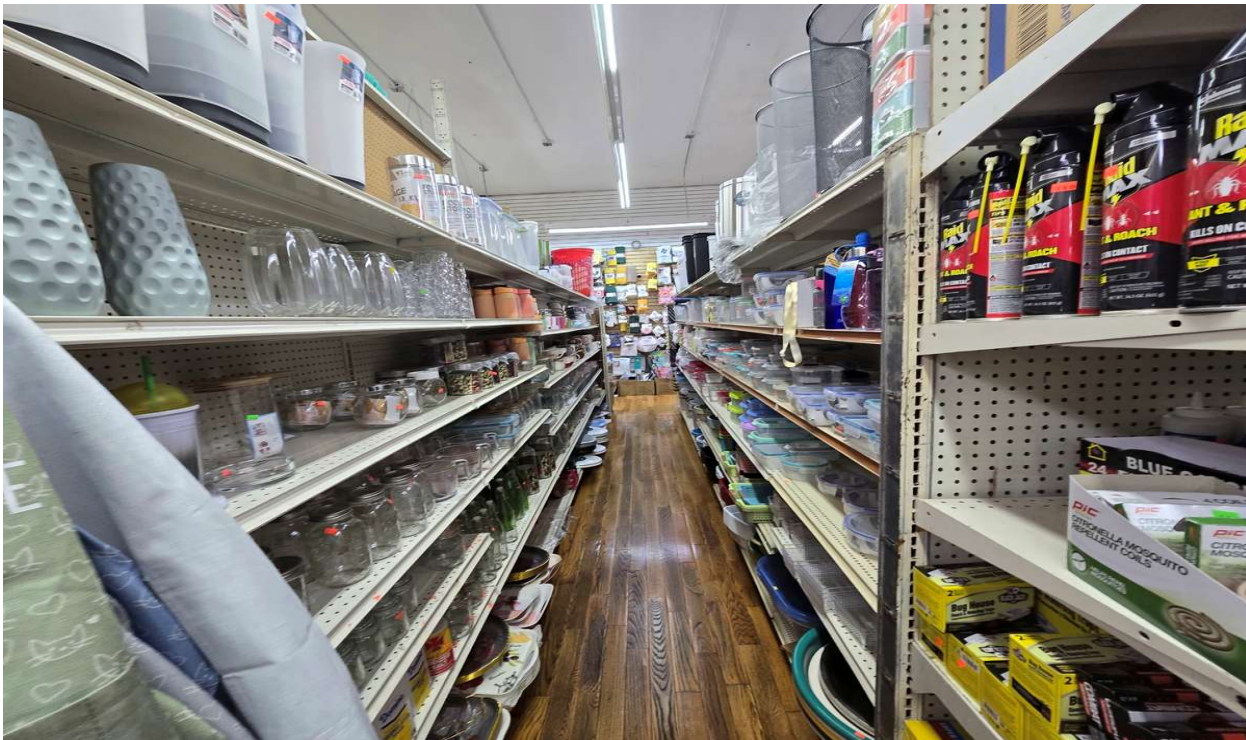
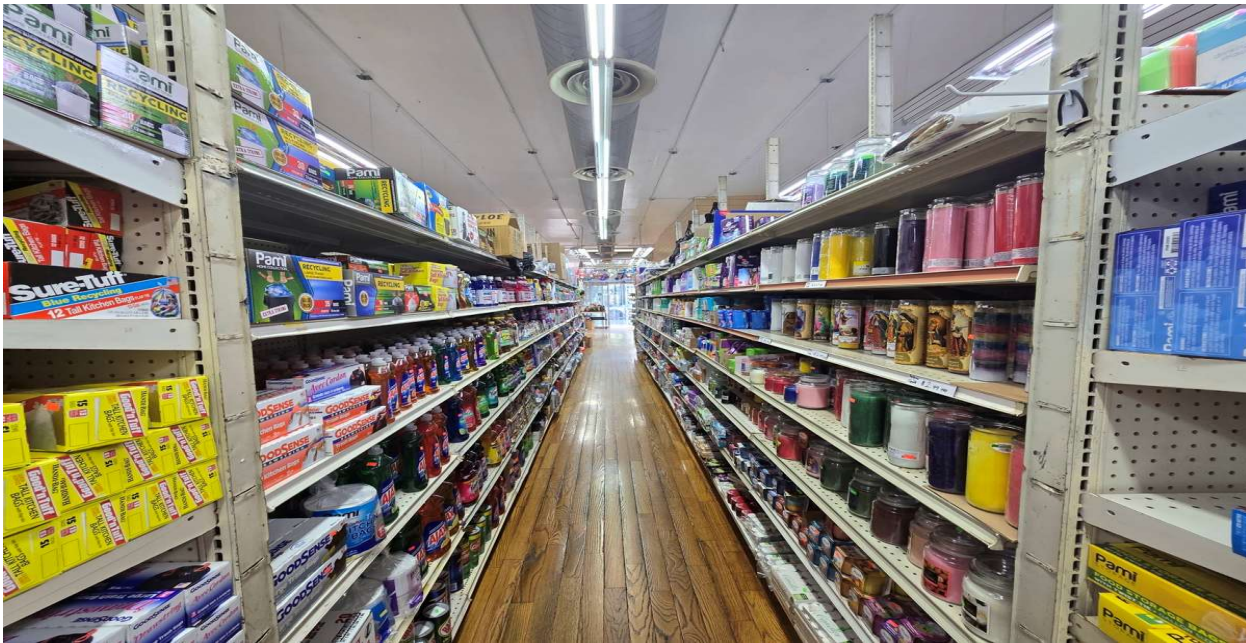
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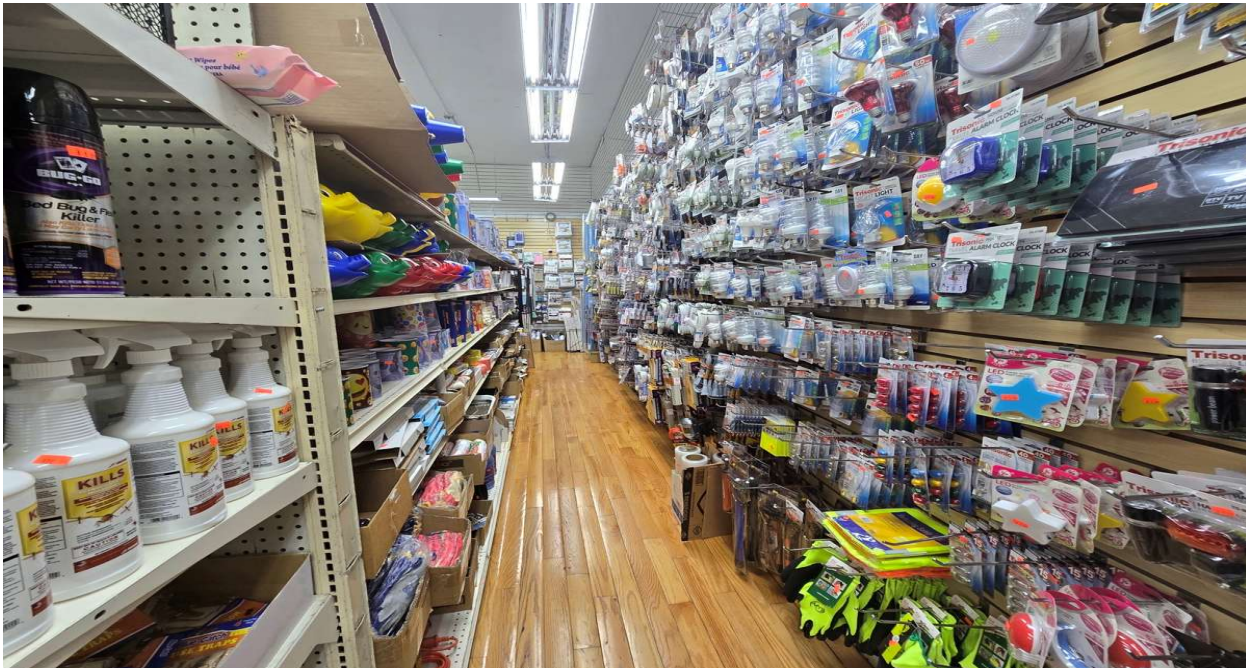
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Basement: rear to front view



Basement (front to rear view)

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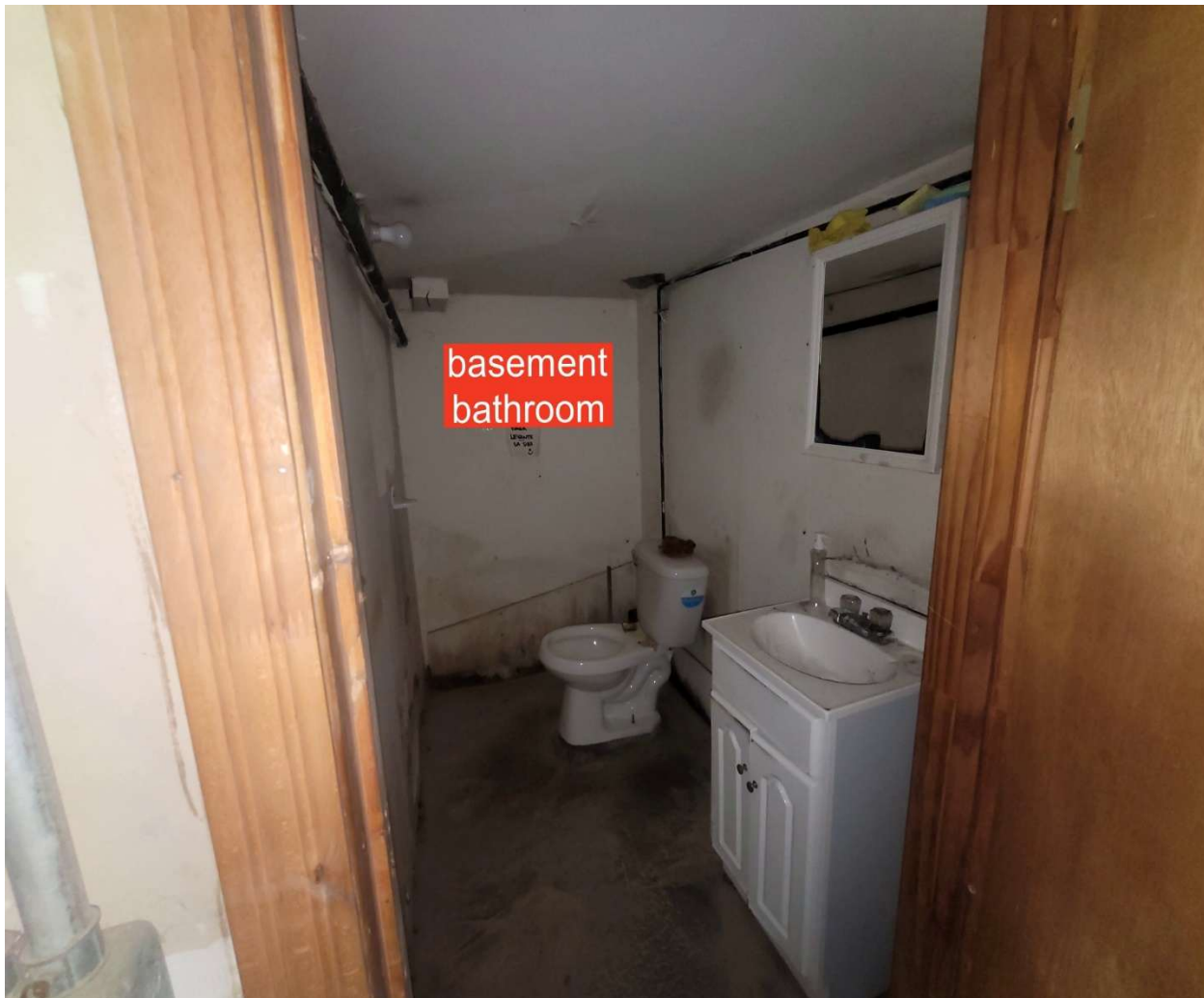
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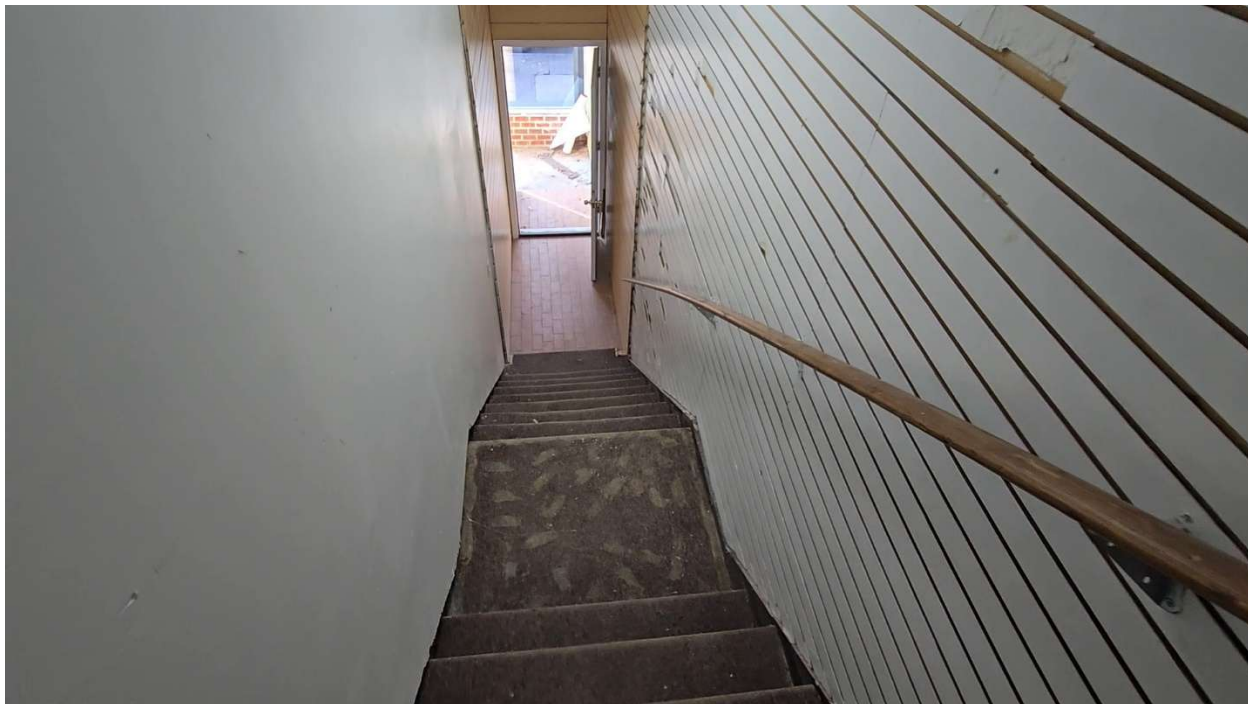
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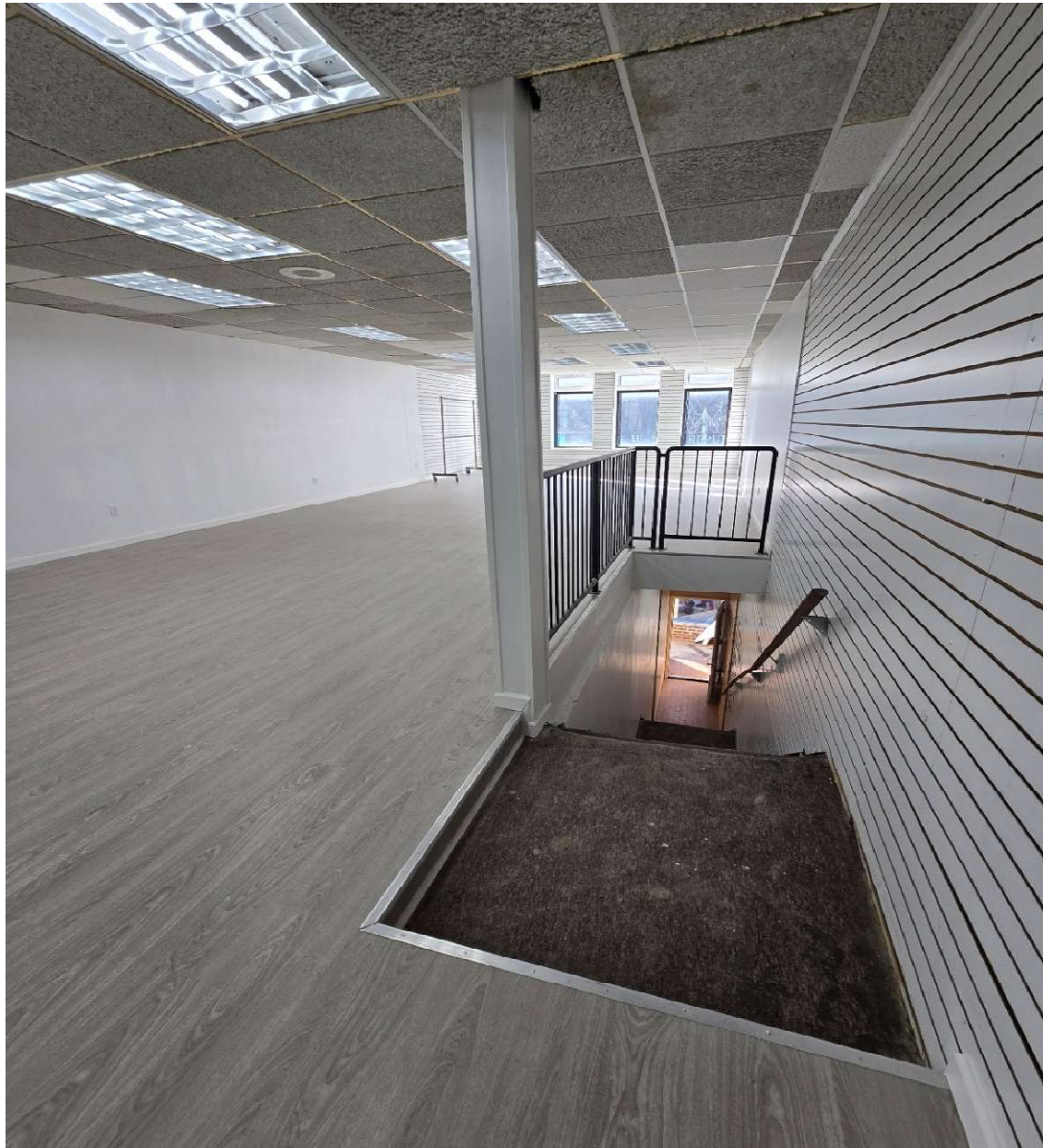
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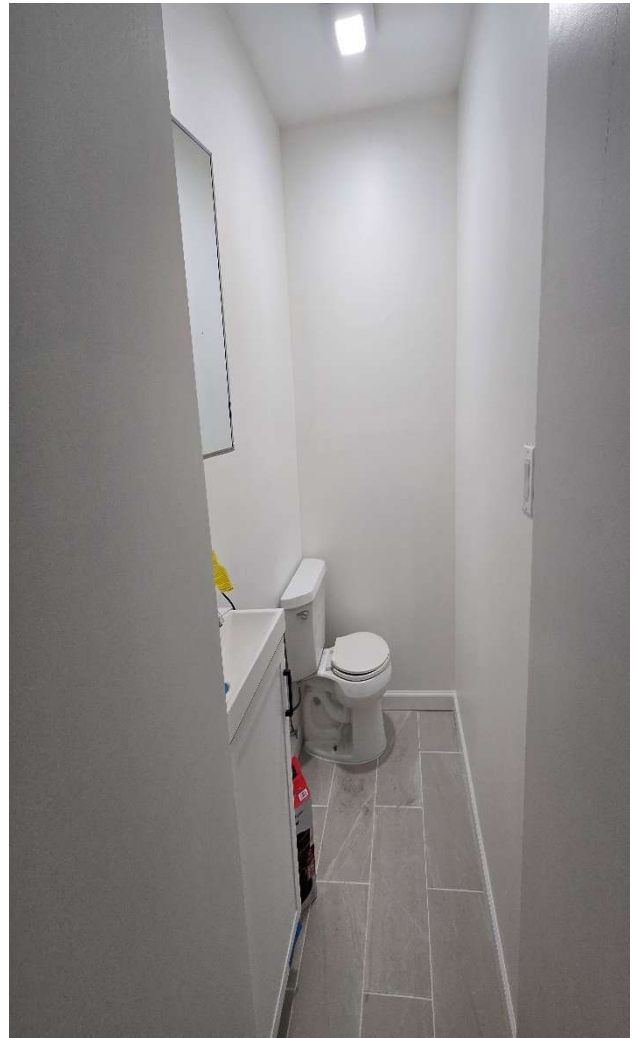
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2nd floor Bathrooms



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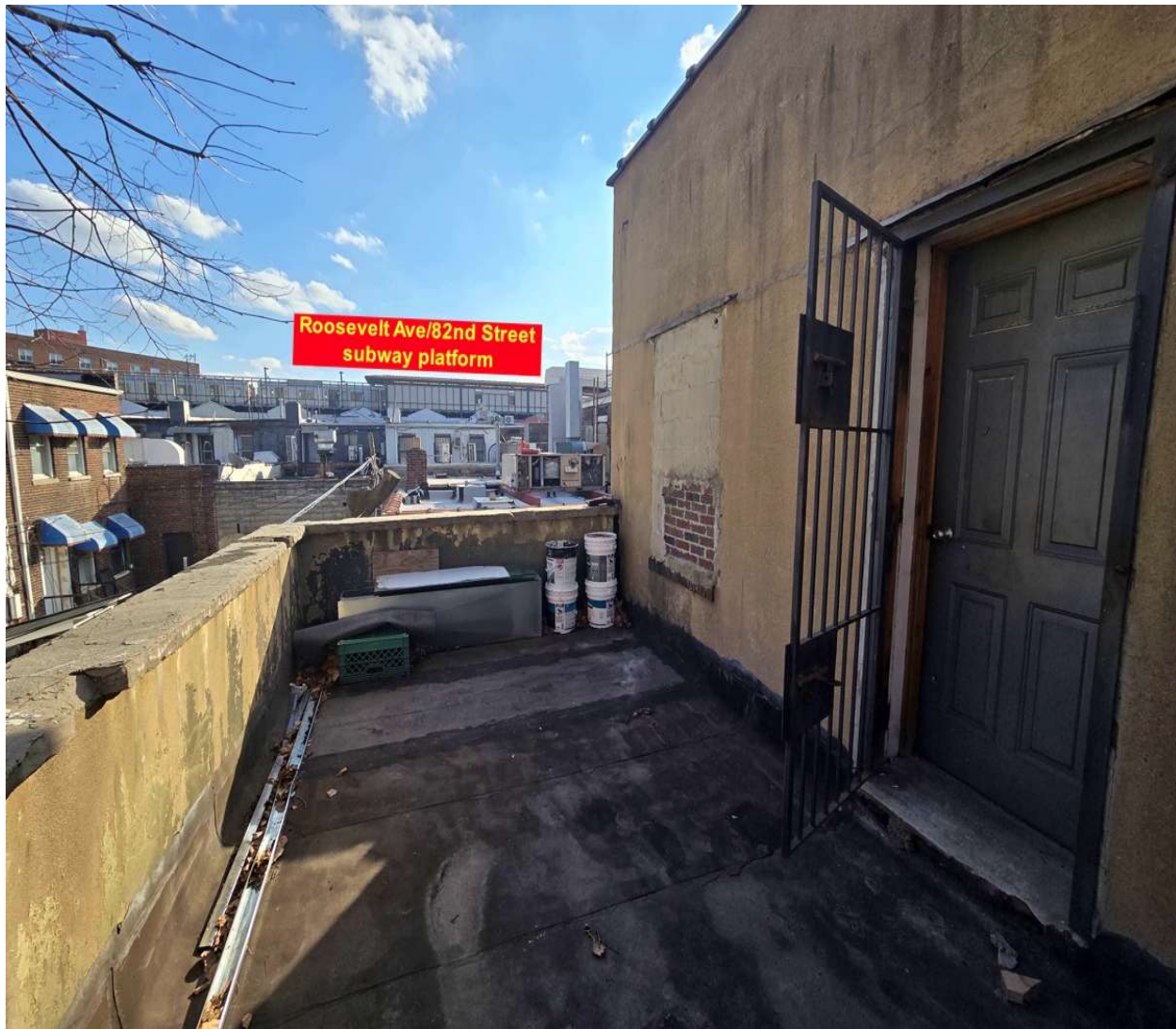
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View from 2nd floor rear roof



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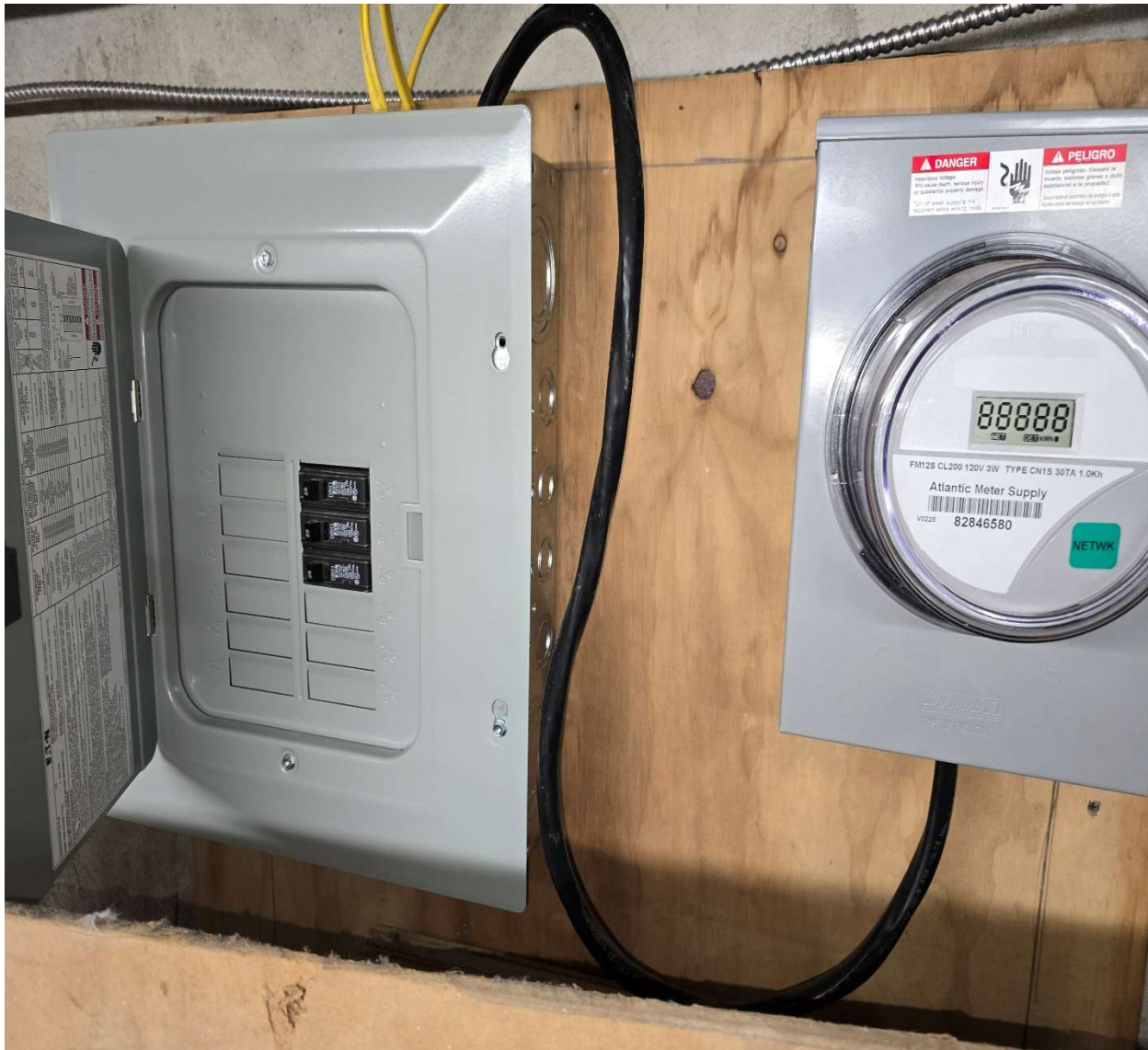
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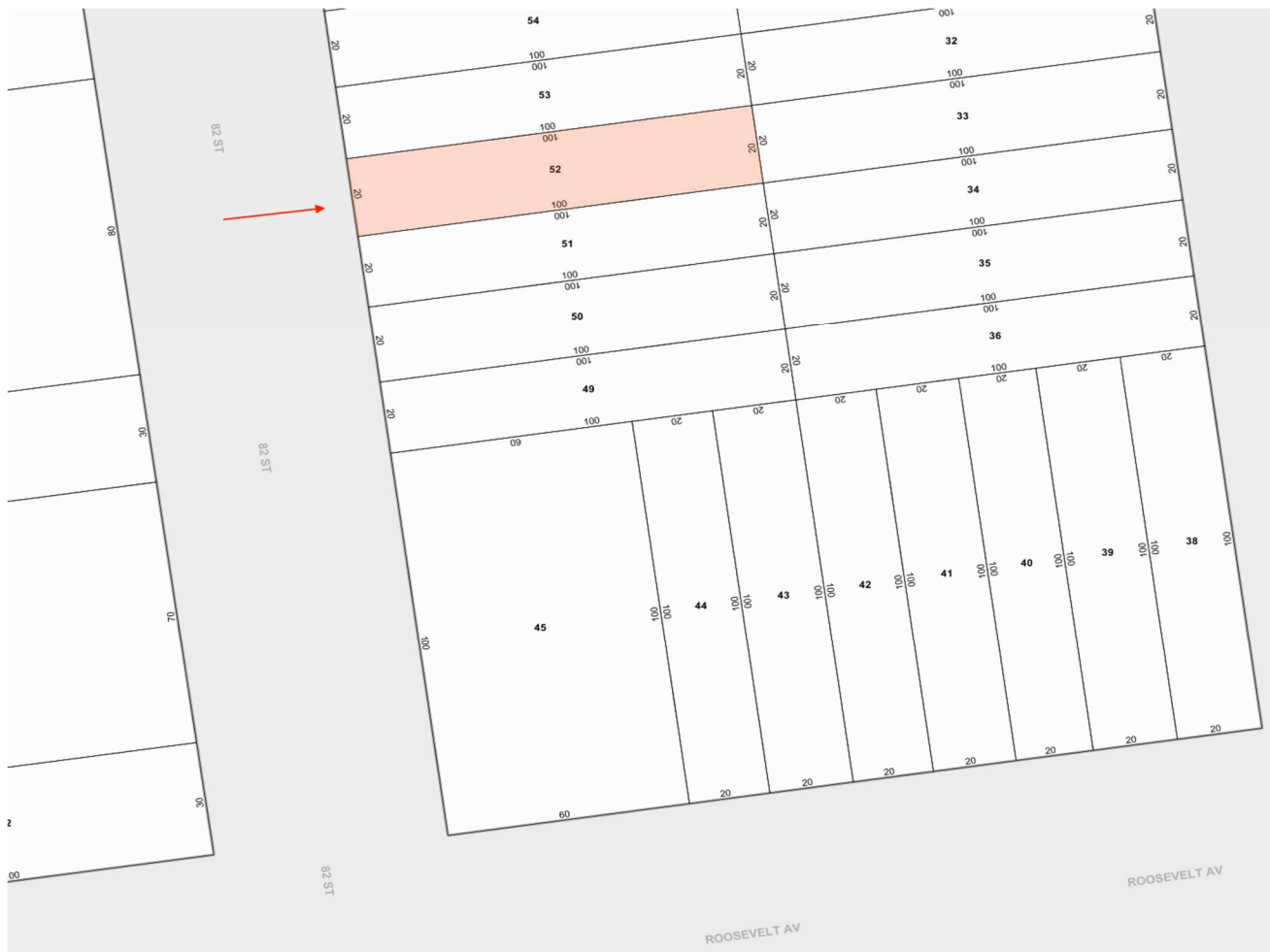
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**100 Feet from Our Building 5,000,000 annual
train passenger traffic on 82nd street platform**



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