

# 40-15 81<sup>st</sup> Street, Elmhurst, Queens, NY

107 Units | Multifamily

Train  
Station **7**



NYC  
HEALTH+  
HOSPITALS | Elmhurst 1 Block

For Sale



Execute CA & Download OM

**107**  
Units

**68,194 SF**  
Gross Floor Area

**6**  
Stories

**2**  
Elevators

**16,000 SF**  
Lot Size



## NYC Multi-Family Investment Opportunity

### Investment Highlights

- Cash flowing 95%+ leased property below market rents and strong collections
- A slow construction pipeline is putting upwards pressure on market rents
- Within one block of national retailers including Target, Chick-fil-A, Starbucks and Chipotle Mexican Grill
- One block from Elmhurst Hospital Center, a 545-bed acute care facility
- Desirable nearby dining and entertainment options and neighborhood amenities
- 7 Train station on block provides direct access to Grand Central Station in Midtown Manhattan

Prospective Buyers are solely responsible for performing due diligence and verifying facts. The material and information contained herein is based on information and sources deemed reliable; however, no representation or warranties of any kind is being made by the Broker, Seller or any of their representatives. Any reliance on the content of this Offering Memorandum and/or Due Diligence information is solely at your own risk.









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