

<p>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)</p>	<p>ASTOR BROKERAGE <-----> and REMAX TEAM <-----> Proudly Present a Prime Location 30,000 Sq.Ft. Medical Building FOR SALE or FOR LEASE</p>	<p>SALES - LEASING - APPRAISALS  VICTOR D. WEINBERGER NYS Licensed Broker Associate Web: VictorWeinberger.com E-mail: Victor@VictorWeinberger.com 917-806-7040 REMAX TEAM EXPERIENCE - KNOWLEDGE - DEDICATION 30+ Years in Real Estate - TOP 1% in USA Over 1,200 Transactions Closed REMAX Team: 71-15 Northern Blvd, Jackson Heights, NY, 11370 Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774</p>
<p>80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)</p>		
<p>30,000 Sq.Ft 3 Floor Medical Building with 2 parking. Ideal for: Medical, School, Corporate, Any Office, Religious, etc</p>		

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/W0fD1_ONuVA (Highlight Link and Open in New Tab)


For Lease or Sale pricing Call Listing Brokers:

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



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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
Property Taxes		Structure type	
Tax class	4	Grade	Miscellaneous office
Property tax	\$269,037	None	
Property tax tentative	\$259,169	Use	
Lot		Commercial units	1
Lot sqft	16,000	Office sqft	24,720
Lot dimensions	140 ft x 119 ft	Certificate(s) of occupancy	
Ground elevation	88 ft	Floor Area Ratio (FAR)	
Corner lot	No	Residential FAR	0.75
Zoning		Facility FAR	2
Zoning districts	R4, C1-3	FAR as built	1.55
Zoning map	14c	Allowed usable floor area	12,000
		Usable floor area as built	24,800
		Unused FAR	-12,800

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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
Property Taxes		Grade	None
Tax class	4	Use	
Property tax	\$64,618	Commercial units	2
Property tax tentative	\$65,385	Office sqft	6,000
Lot		Certificate(s) of occupancy	
Lot sqft	3,500	Floor Area Ratio (FAR)	
Lot dimensions	40.17 ft x 92 ft	Residential FAR	0.75
Ground elevation	88 ft	Facility FAR	2
Corner lot	No	FAR as built	1.71
Zoning		Allowed usable floor area	2,625
Zoning districts	R4, C1-3	Usable floor area as built	5,985
Zoning map	14c	Unused FAR	-3,360

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QUEENS HOSPITAL CENTER



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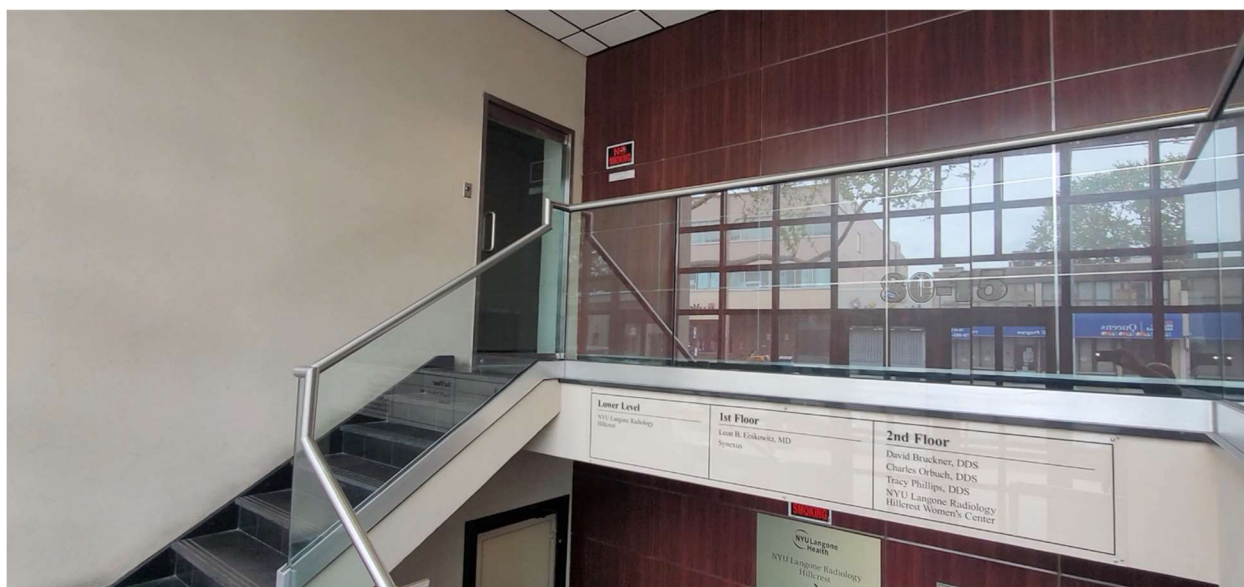
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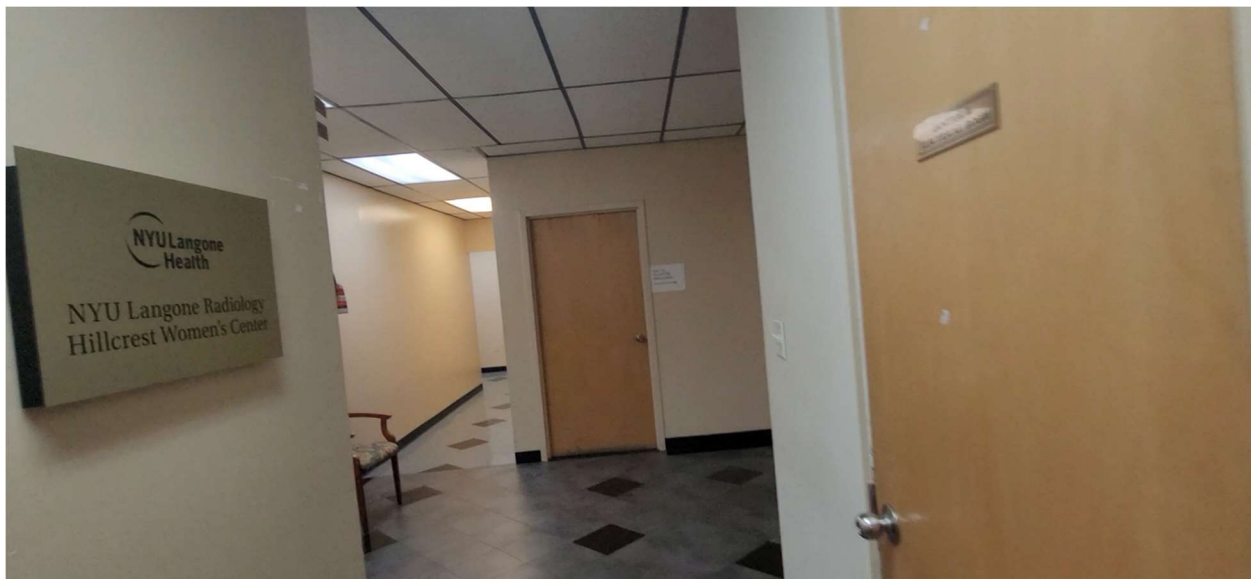
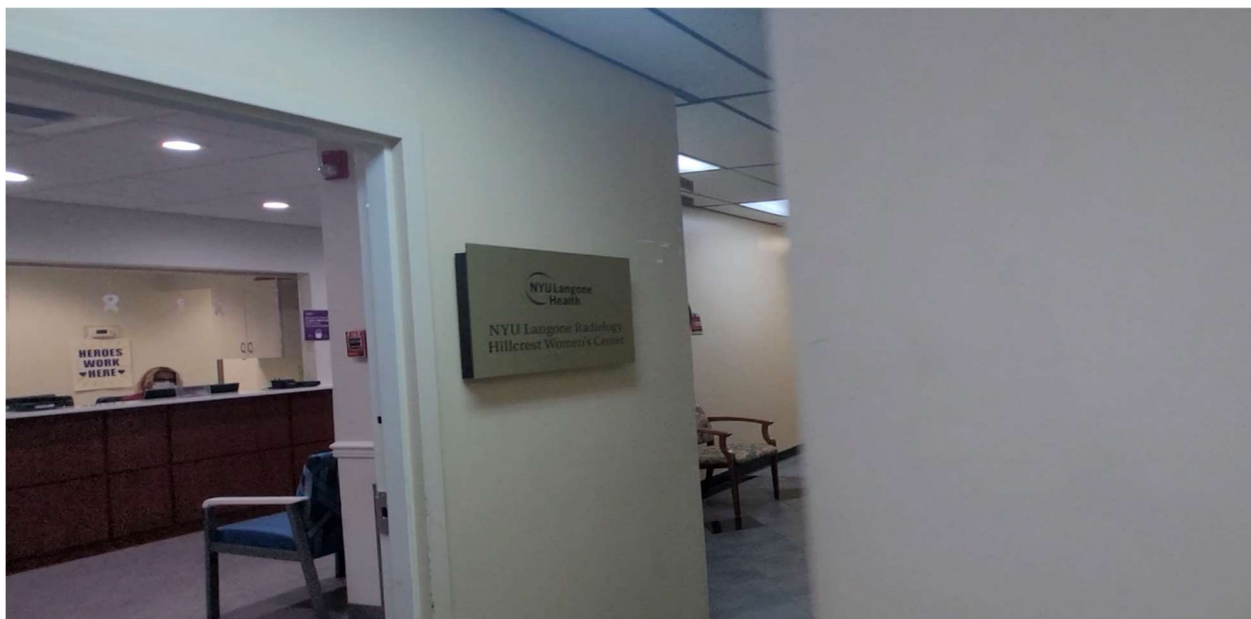
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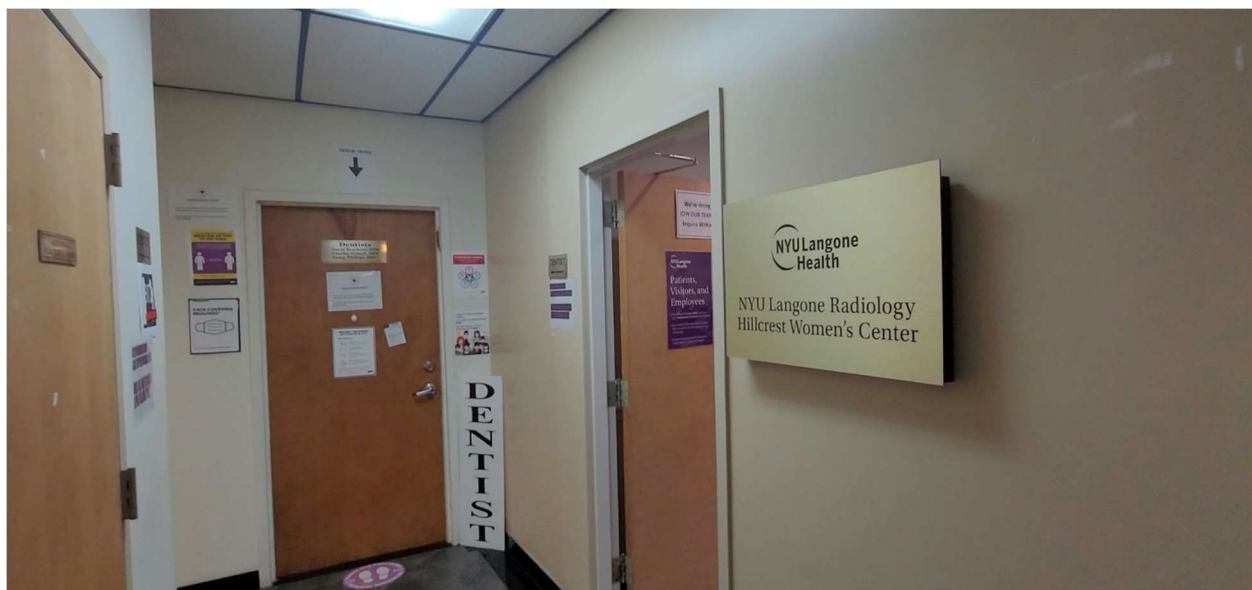
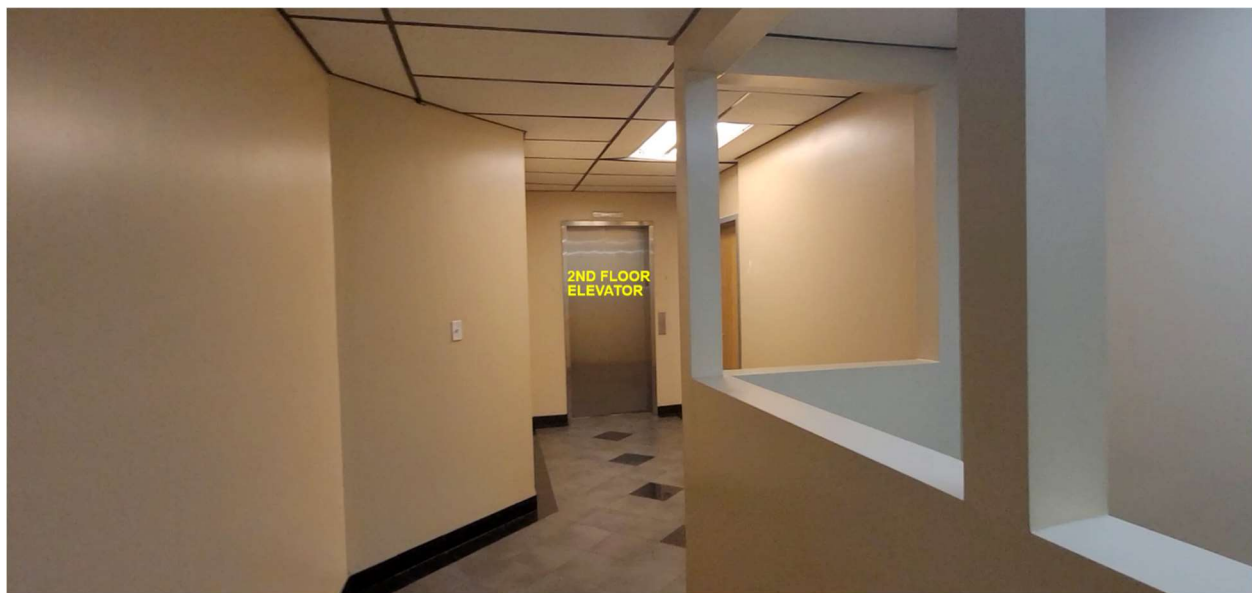
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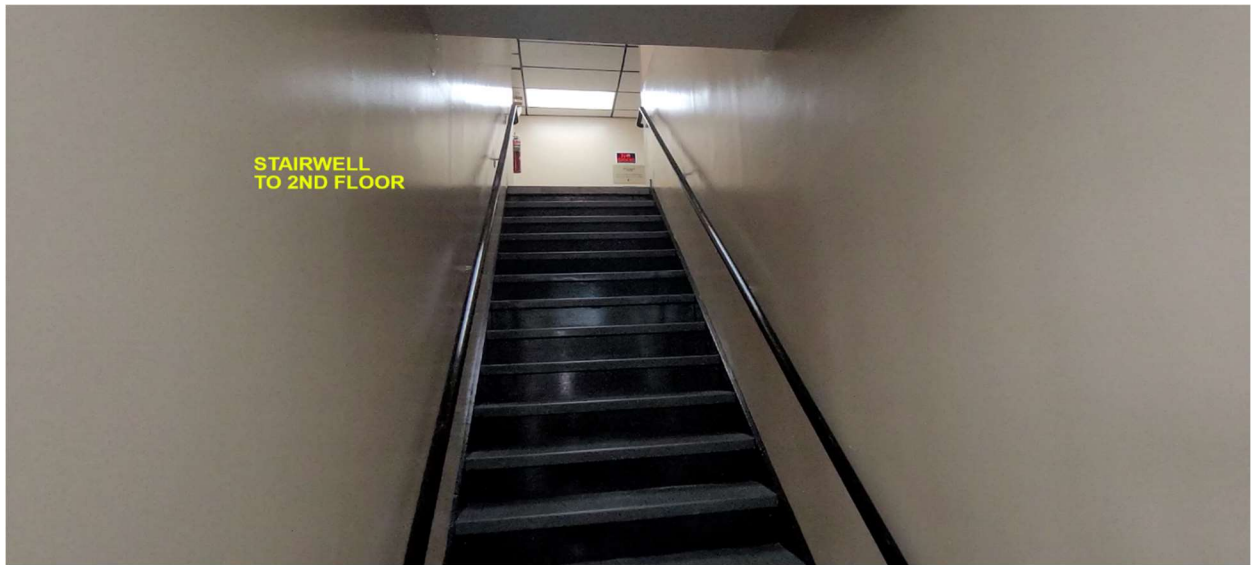
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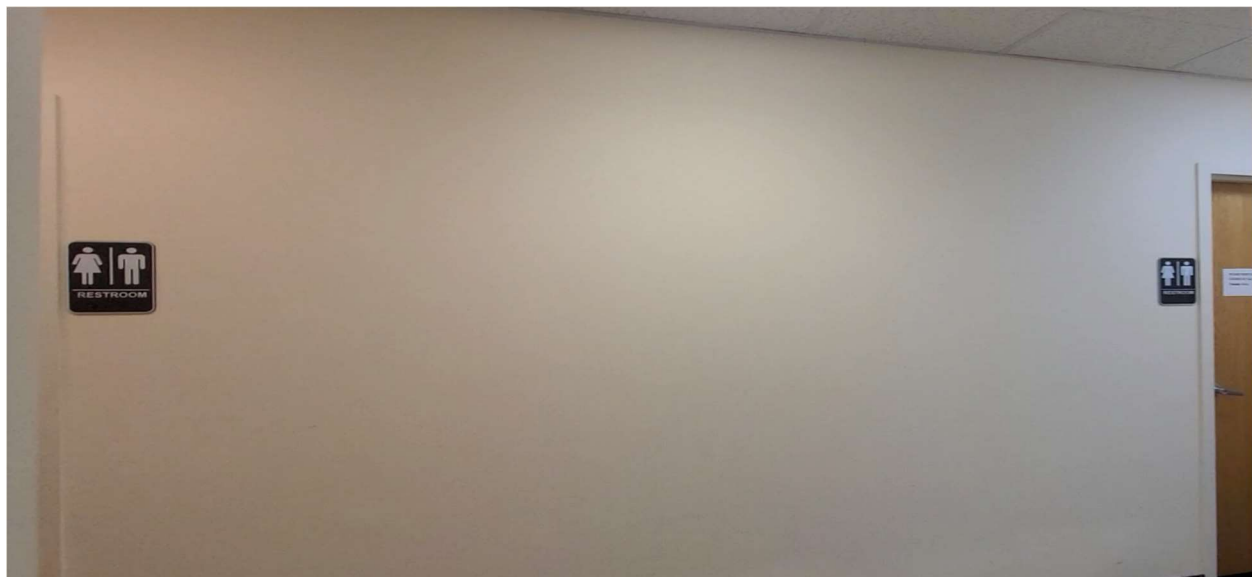
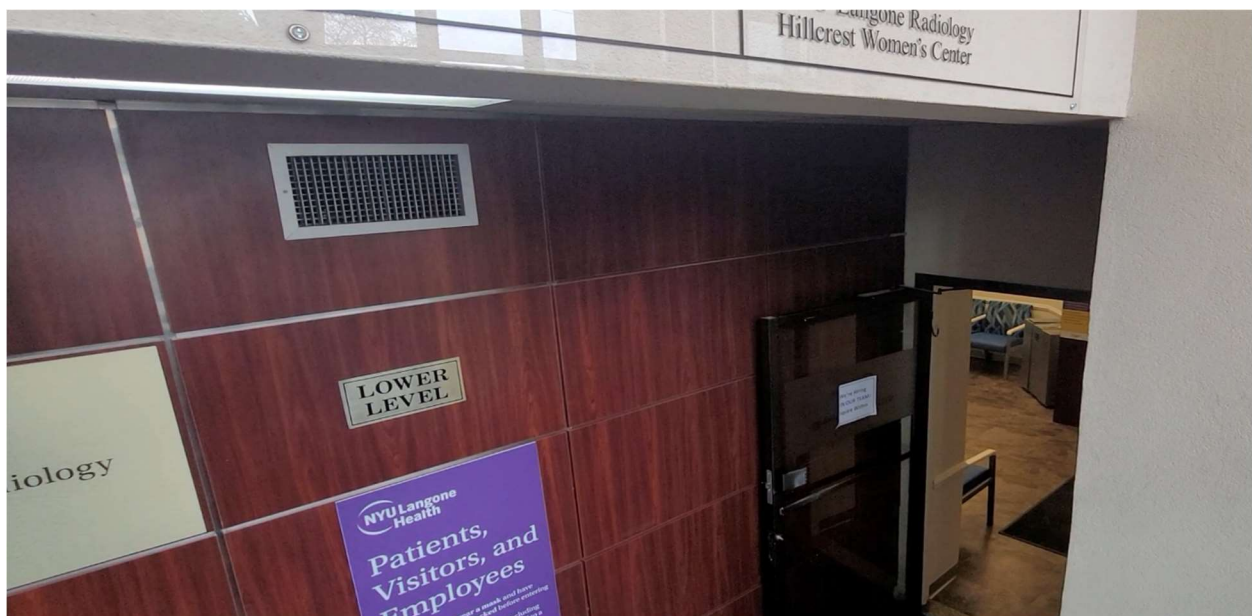
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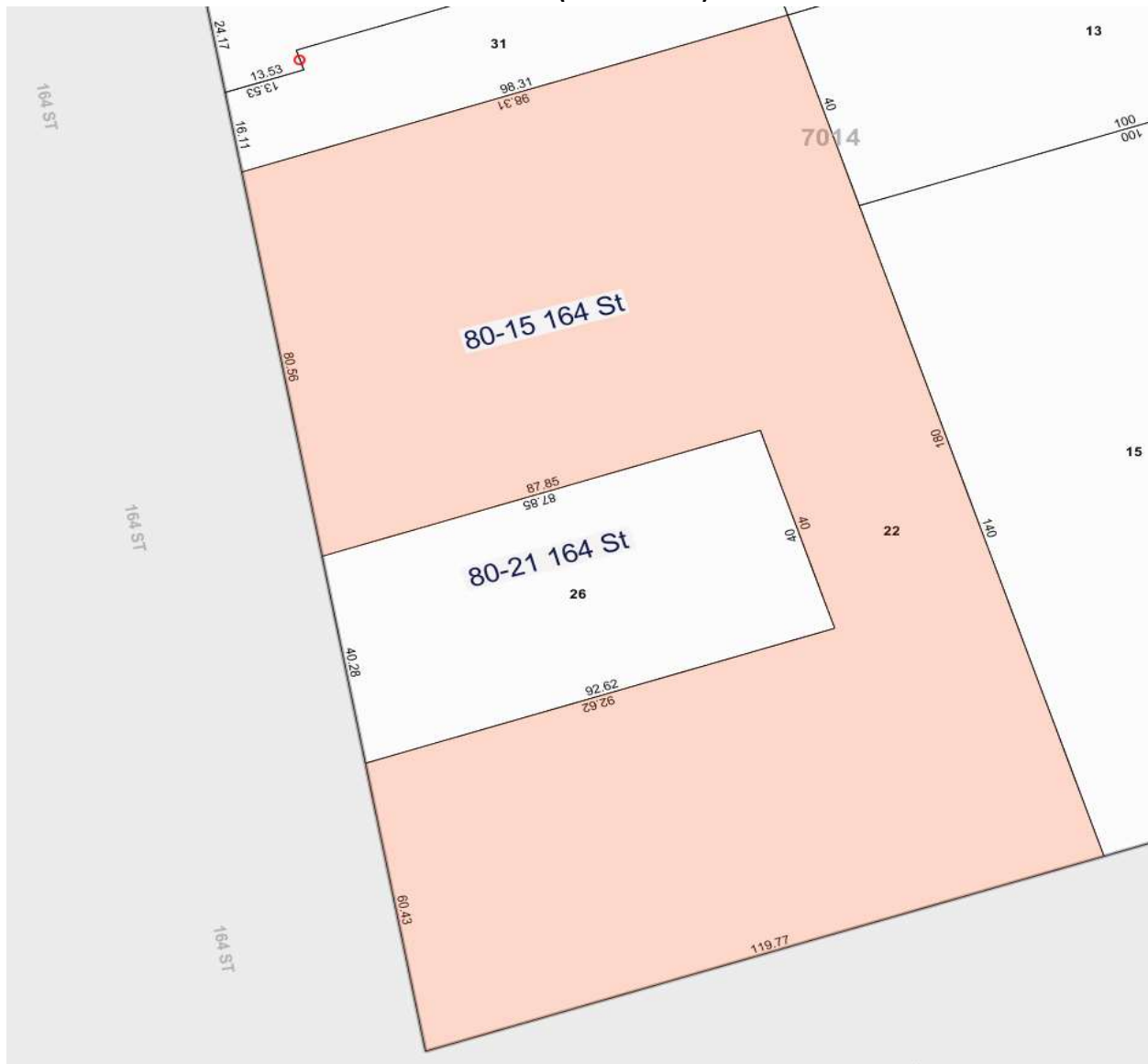
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TAX MAP (ZOOMED-IN)



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BUILDING OUTLINE AND ZONING



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AERIAL MAP



<h1>Elijohu (Akiva) Teitz</h1> <p>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)</p>	<p>ASTOR BROKERAGE and REMAX TEAM</p> <p>Proudly Present a Prime Location 30,000 Sq.Ft. Medical Building</p> <p>FOR SALE or FOR LEASE</p>	<p>SALES - LEASING - APPRAISALS</p> <p>VICTOR D. WEINBERGER NYS Licensed Broker Associate Web: VictorWeinberger.com E-mail: Victor@VictorWeinberger.com</p> <p>917-806-7040</p> <p>REMAX TEAM</p> <p>EXPERIENCE - KNOWLEDGE - DEDICATION 30+ Years in Real Estate - TOP 1% in USA Over 1,200 Transactions Closed</p> <p>REMAX Team: 71-15 Northern Blvd, Jackson Heights, NY, 11370 Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774</p>
<p>80-15 and 80-21 164 St, Jamaica, NY., 11432 Block: 7014: Lot 22 (80-15) and Lot 26 (80-21)</p>		
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MAP

