

# Vacant Multi-Story Retail Building for Sale



40-44 82nd Street | Elmhurst, NY 11373

Between Roosevelt and Baxter Avenues

**PRICE REDUCED:**  
**\$2,950,000**



**82 PHARMACY** Dept. Within  
PRESCRIPTIONS  
SURGICALS 718-507-7200

8am - 8:30am  
Except Sunday  
2 hour metered parking  
8:30am - 7pm  
Except Sunday  
Zone 4  
41-54 P

**40-44  
ELMHURST  
82 PHARMACY**  
718-507-7200

IN TREATMENT  
LABORATORY  
VENEREAL DISEASE  
APPOINTMENT NEEDED

ACUPUNCTURE  
HERBS  
MASSAGE  
FACIAL

**FOOT  
SPECIALIST**  
DOCTOR DE LOS PIES  
R T EFKARPIDES  
718-507-3800  
VICES ACCEPTED

**GU  
DE**  
718-  
DENTIST  
AURA M. SCHWITT DDS



DRA YING  
LIC ACUPUNTURISTA  
SPECIALISTA EN:  
ALERGIAS  
MIGRAJAS  
DOLORS CRONICOS  
STRESS  
NEP

Total Family Health Care  
MEDICAL DENTAL  
429-5000  
Internal Medicine  
Pediatrics  
Gynecology  
Laboratory  
and Disease  
Pain Control  
Weight Control  
Ectopic Pregnancy  
AURA M. SCHWITT DDS

## THE SUMMARY

40-44 82nd St is a distinctive two-story building in Elmhurst, constructed in 1931, and comprised of three units. Nestled at the crossroads of Corona, Jackson Heights, and Elmhurst, this property stands out due to its total vacancy and the fact that no similar properties have been sold in the area for some time.

The first floor is designed as a retail space, ideal for an owner-user seeking a prime location for their business. Above it, the second floor serves as office space, providing a versatile environment for professional use.

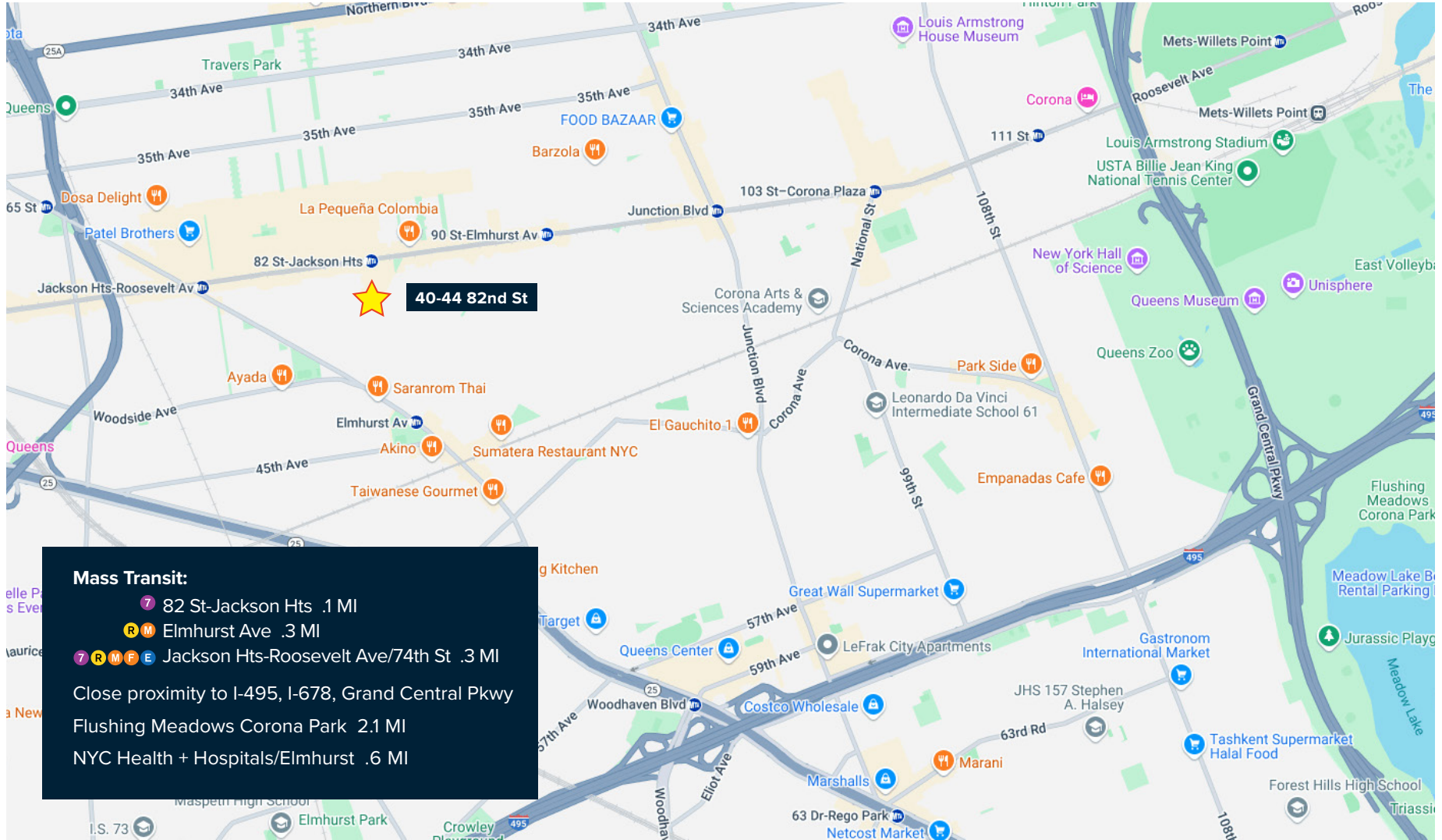
The third floor features a spacious three-bedroom apartment, offering comfortable living quarters. Additionally, the property benefits from convenient access to multiple subway lines, including the 7, R, M, E, and F trains, enhancing its appeal for both commercial and residential purposes.

## PROPERTY OVERVIEW

Property Type	Multi-Story Retail
Units	3
Lot Size	2,011 SF
Lot Dimensions	18.8' x 118.98'
Building SF	4,262 SF
Building Dimensions	20' x 60'
Max Buildable	4,262 BSF
Existing FAR   Max FAR & Air Rights	2.43   4,887
Zoning	R6, C1-3
Taxes	\$26,501



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FOR MORE INFORMATION, PLEASE CONTACT:

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