



Offering Memorandum

163-03 Horace Harding Expressway Fresh Meadows, NY



Available Upon Request
Price



9
Spaces



1972
Year Built

Property Summary

163-03 Horace Harding Expressway
Jamaica, NY
(Corner Of Horace Harding Expressway & 163rd Street)

Property Description	A (6) story elevator medical office building consisting of 9 medical office spaces, 4 antennas and 65 parking spaces.
Block / Lot	6741/6
Size	95' x 100'; Built 80' x 90'
Building SF	41,000 SF
Zoning	R5B, C2-3; FAR 1.35
Year Built	1972
Assessment	\$5,369,400 (24/25)

Financial Summary

Income

Medical Office	\$2,224,804
Medical Office Vacant (1 Space)	\$84,500
Antenna	\$151,343
Vacancy & Collection Loss (3%)	(\$73,819)
Total	\$2,386,827

Expenses

Real Estate Taxes (24/25)	\$568,727
Water & Sewer*	\$51,319
Fuel	<i>Tenants Pay</i>
Electric*	\$84,000
Insurance*	\$48,000
Payroll*	\$18,954
Management Fee (3%)	\$71,605
Repairs & Maintenance*	\$80,215
Total	\$922,820
NOI	\$1,464,007

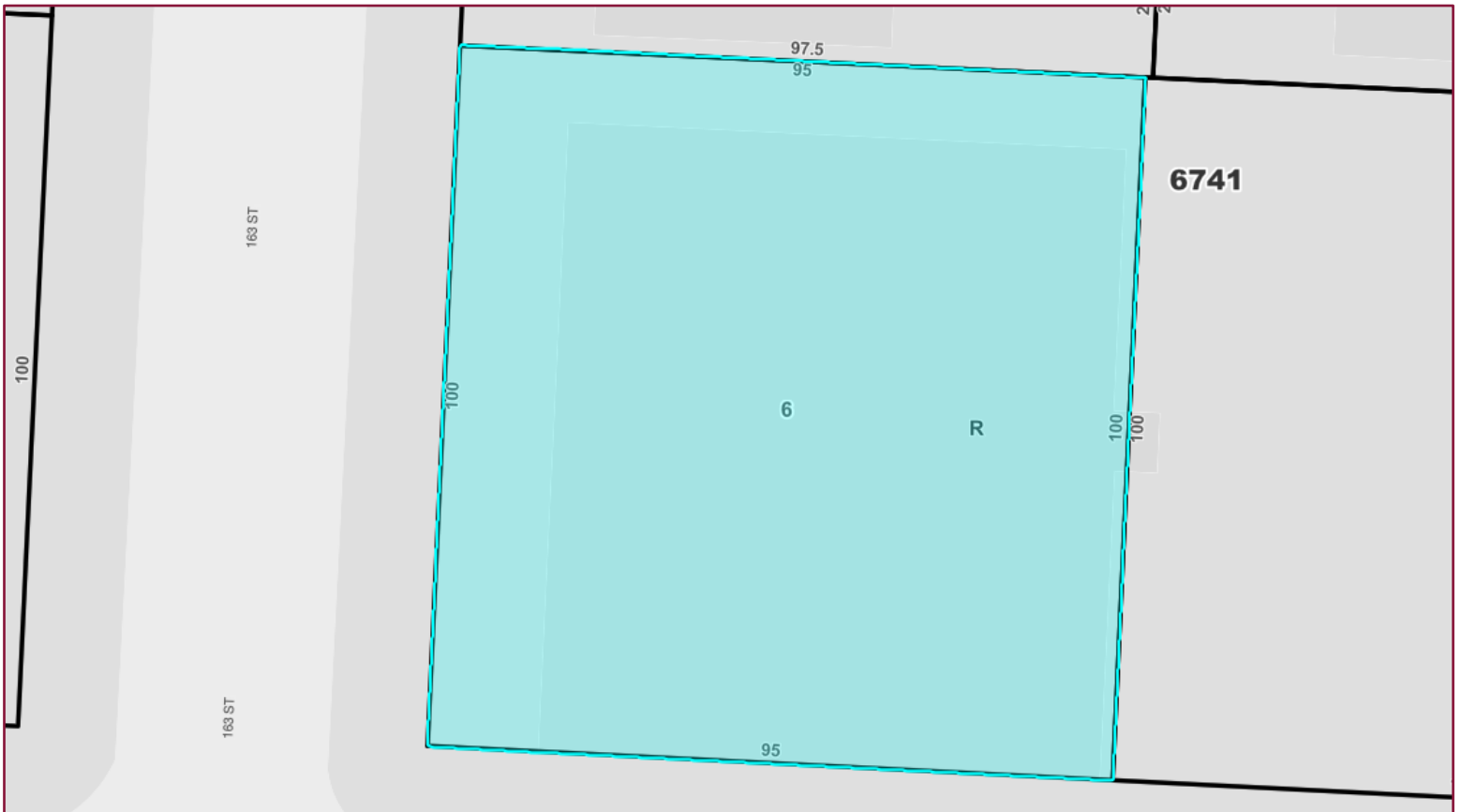
*Derived from T12 statement. AJ/jn

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.

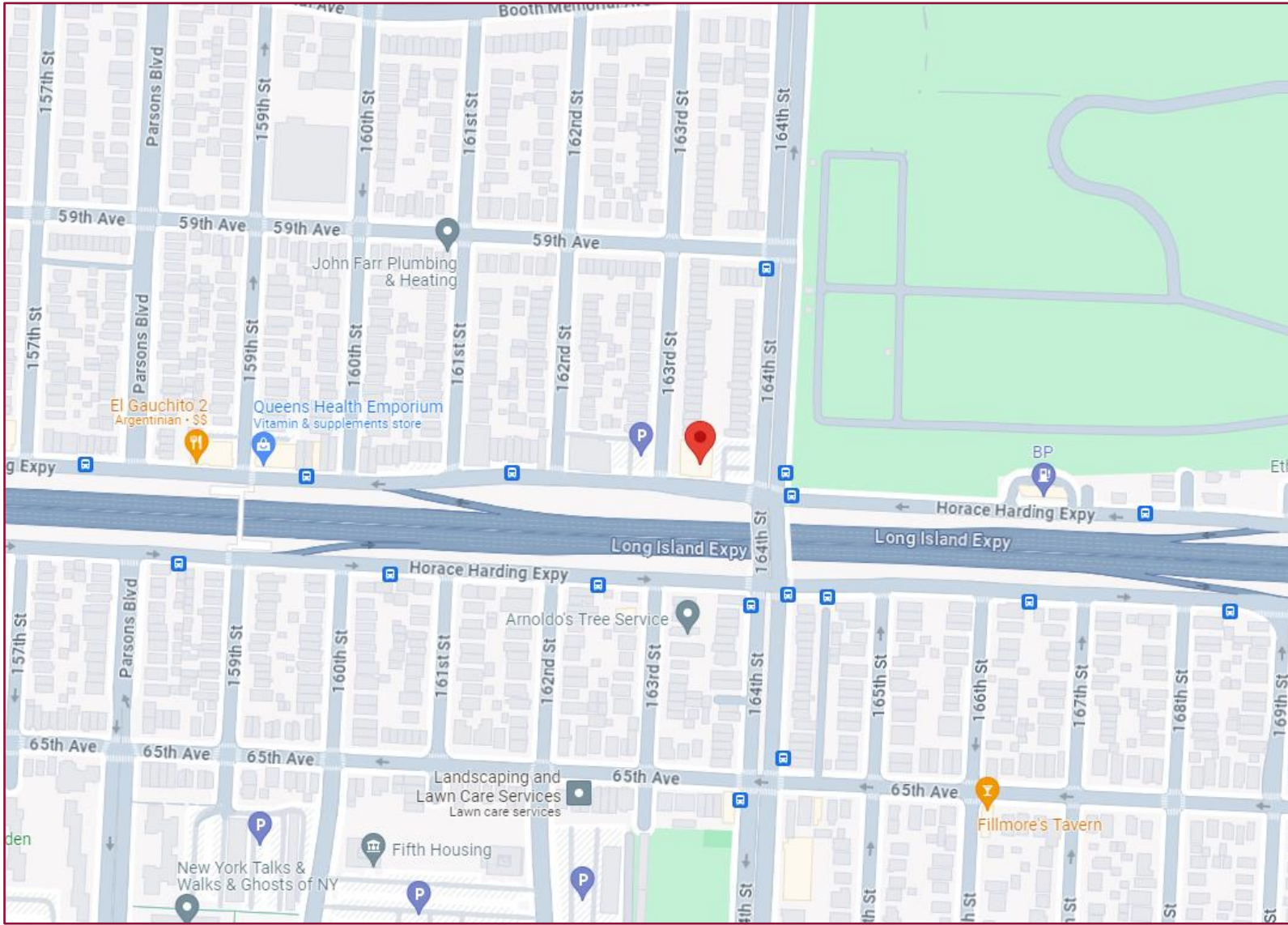
Rent Roll

Unit	Tenant	SF	Monthly Rent	Annual Rent	RPSF	Lease To
LL5	Jeffrey Lewis	500	\$ 1,200.00	\$ 14,400.00	\$ 28.80	11/30/2025
LL 10	Vacant	3,250	\$ 7,041.67	\$ 84,500.00	\$ 26.00	
LL 11	Specialty Infusion Inc.	1,500	\$ 3,714.23	\$ 44,570.76	\$ 29.71	10/31/2026
100	Catholic Health	6,474	\$ 30,383.40	\$ 364,600.80	\$ 56.32	08/31/2026
200	New York Presbyterian Queens	7,200	\$ 36,254.27	\$ 435,051.24	\$ 60.42	10/31/2027
300	New York Presbyterian Queens	4,000	\$ 17,858.00	\$ 214,296.00	\$ 53.57	01/31/2026
301	QMMS USA LLC	4,650	\$ 19,181.25	\$ 230,175.00	\$ 49.50	08/31/2037
400	New York Presbyterian Queens	7,200	\$ 38,574.18	\$ 462,890.16	\$ 64.29	10/31/2027
500	New York Presbyterian-Peds	7,200	\$ 38,235.00	\$ 458,820.00	\$ 63.73	01/31/2026
Medical Office		41,974	\$ 192,442.00	\$ 2,309,303.96	\$ 55.02	
Roof 1	T-Mobile		\$ 4,774.05	\$ 57,288.60		02/28/2029
Roof 2	Verizon		\$ 1,082.43	\$ 12,989.16		04/30/2027
Roof 10	Sprint		\$ 2,590.00	\$ 31,080.00		04/30/2025
Roof 11	Verizon		\$ 4,165.42	\$ 49,985.04		02/28/2025
Antenna			\$ 12,611.90	\$ 151,342.80		

Tax Map



Map



152 West 57th Street, 5th Floor
New York, NY 10019



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📠 212.725.1238