

THE WEINBERGER TEAM
SALES - LEASING - APPRAISALS
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RE/MAX TEAM

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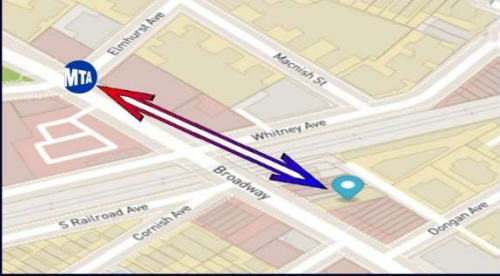
PRIME ELMHURST LOCATION
12 family with a 8,000 sf Restaurant

83-17 Broadway, Elmhurst, NY, 11373
(btw: Cornish and Dongan Ave)

- * 5 Story 12 Family 16,800 SF with a 8,000 SF
- 300 person multi-level restaurant
- * Only 18 years old. Very well Built!
- * Only 2 blocks to Elmhurst Ave train
- * High Income. Easy to rent location

* 38 x 113 Lot
 * 1st Floor Built full





Video: <https://www.youtube.com/watch?v=H1KvzVjOADw&t=143s> ← Highlight, then open
This fantastic building is only 23 years old. We are Free of Regulations that NYC requires to be completed by the end of 2024.





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PRICE: 6,950,000 (4.53 Cap)

**Income & Expenses for
83-17 Broadway, Elmhurst, NY**

Income	Residential Income	\$ 256,009
	Commercial Income	\$ 229,152
	Total Income	\$ 485,161
Expenses	Real Estate Taxes (24/25)	\$ 72,034
	Water & Sewer (Estimated)	\$ 37,997
	Hot Water	\$ 4,217
	Pest Control	\$ 771
	Insurance	\$ 24,877
	Management Fee	\$ 8,400
	Cleaning	\$ 9,600
	Supplies	\$ 1,600
	Repairs & Maintenance	\$ 7,800
	Professional Fees	\$ 2,500
	Total Expenses	\$ 169,796
	Net Operating Income	\$ 315,365

Rent Roll

Properties: Broadway FM FM, LLC - 83-17 Broadway Elmhurst, NY 11373

Units: Active

As of: 09/03/2024

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Legal Rent	Rent	Deposit	Lease To
Broadway FM FM, LLC - 83-17 Broadway Elmhurst, NY 11373								
STORE	CM	-/-	Current	Current		19,096.20	54,000.00	02/28/2032
2A	RS	1/-	Current	Current	2,308.77	1,619.14	1,571.98	07/31/2025
2B	RS	1/-	Current	Current	2,196.90	1,697.43	1,701.56	02/28/2026
2C	RS	2/-	Current	Current	2,345.27	1,957.00	1,957.00	01/31/2025
2D	RS	1/-	Current	Current	1,299.72	1,299.72	1,299.72	03/31/2025
3A	RS	1/-	Current	Current	2,285.50	1,850.00	1,850.00	08/31/2025
3B	RS	1/-	Current	Current	1,396.33	1,143.76	1,143.76	03/31/2026
3C	RS	2/-	Current	Current	2,334.34	1,890.00	1,890.00	01/31/2025
3D	RS	1/-	Current	Current	1,486.00	1,437.44	1,437.44	03/31/2025
4A	RS	2/-	Current	Current	3,495.71	2,030.00	2,127.41	06/30/2025
4B	RS	1/-	Current	Current	3,606.96	2,100.00	2,100.00	08/31/2025
4C	RS	2/-	Current	Current	2,301.45	1,934.87	1,934.87	03/31/2025
4D	RS	2/-	Current	Current	2,442.52	2,374.74	2,374.74	02/28/2025
13 Units				100.0% Occupied	27,499.47	40,430.30	75,388.48	
Total 13 Units				100.0% Occupied	27,499.47	40,430.30	75,388.48	



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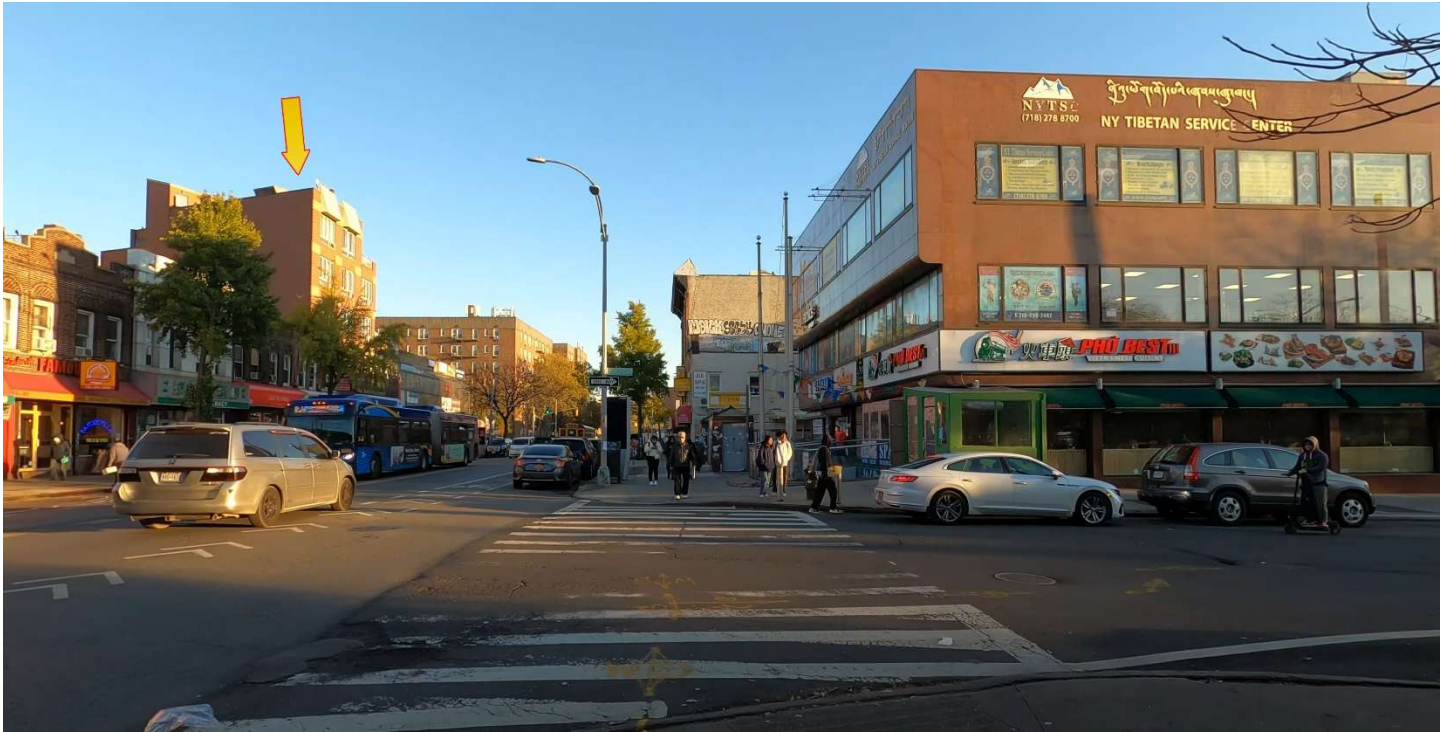


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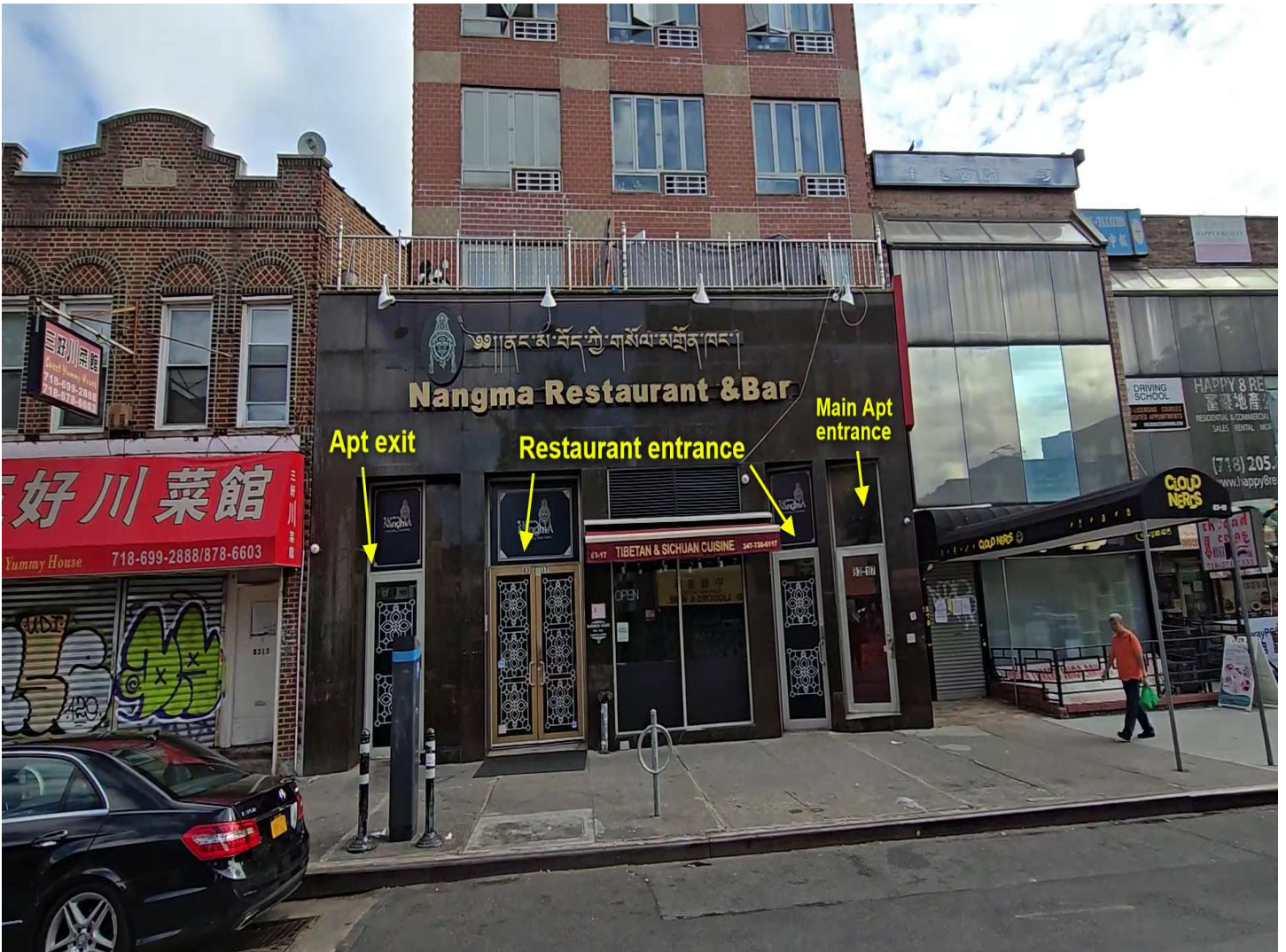
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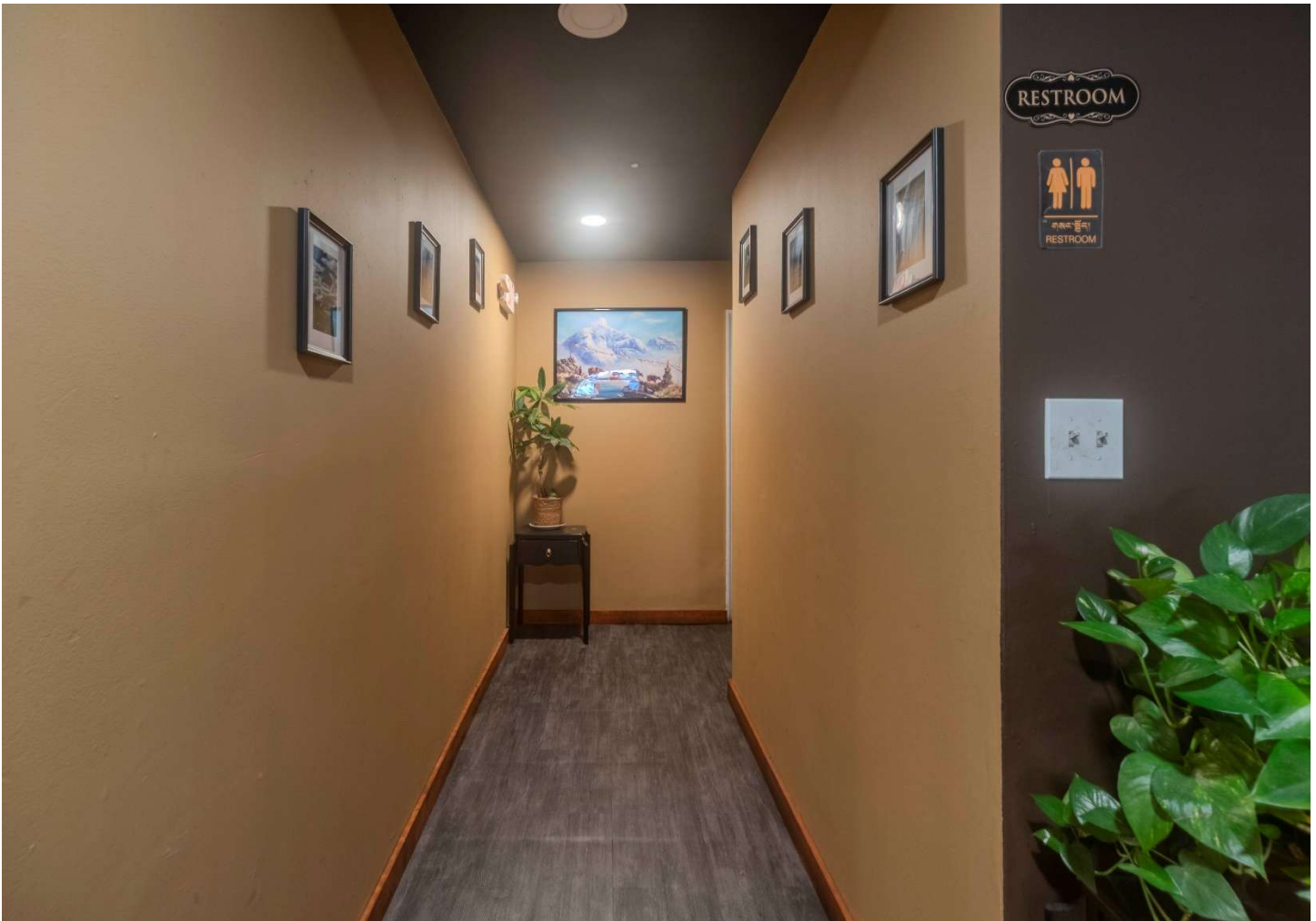
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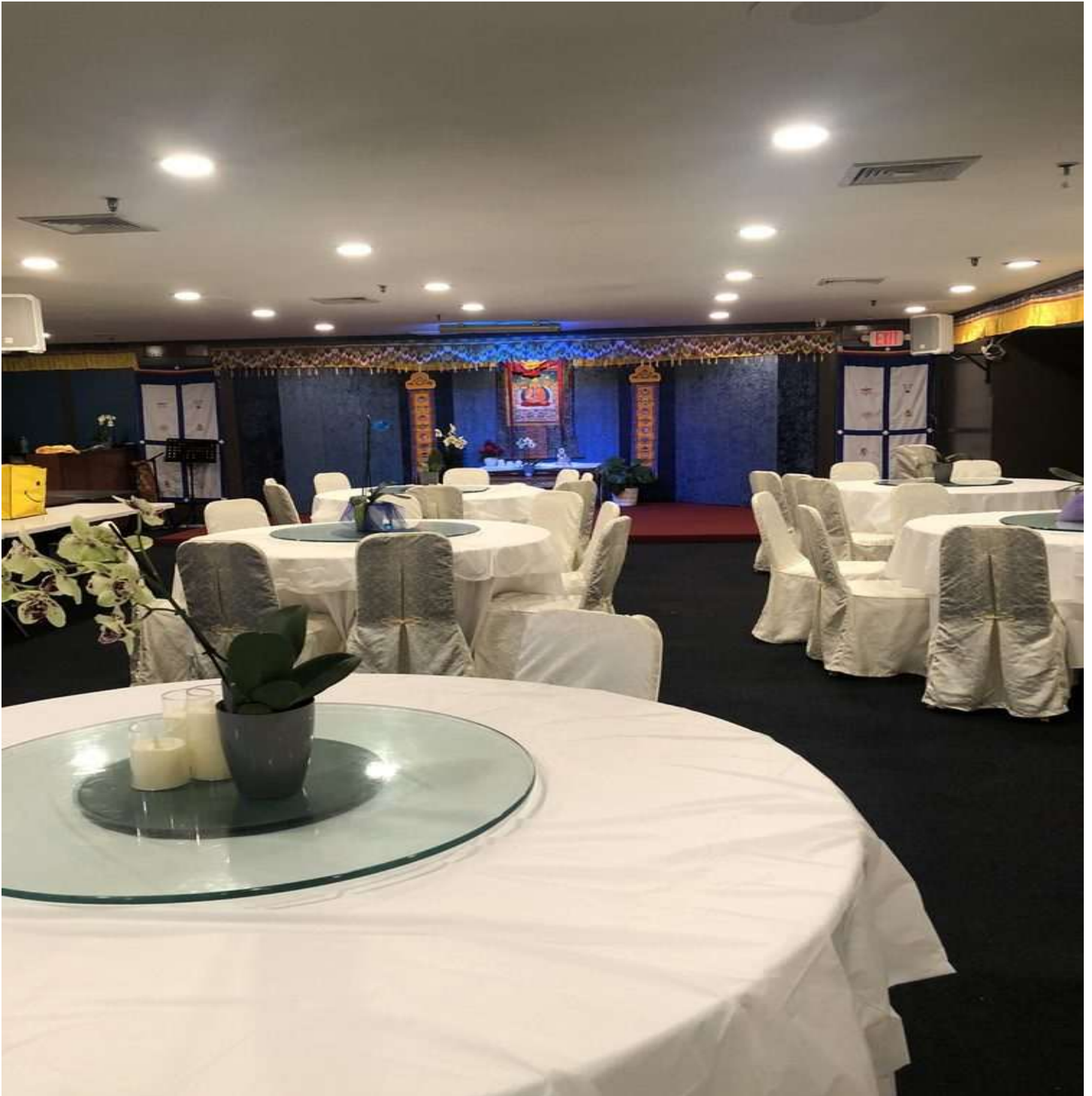
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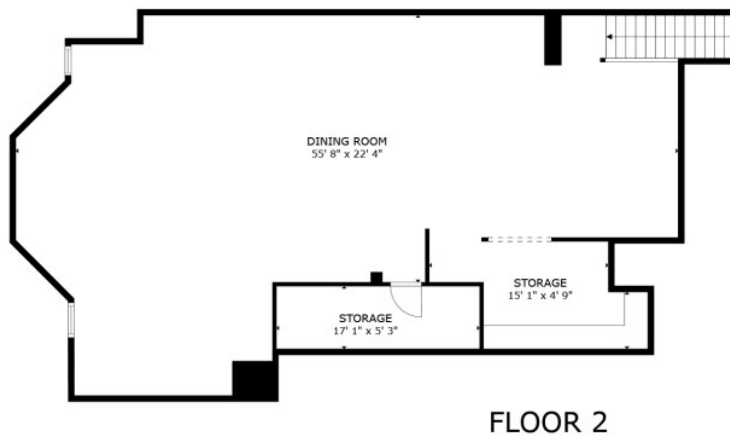
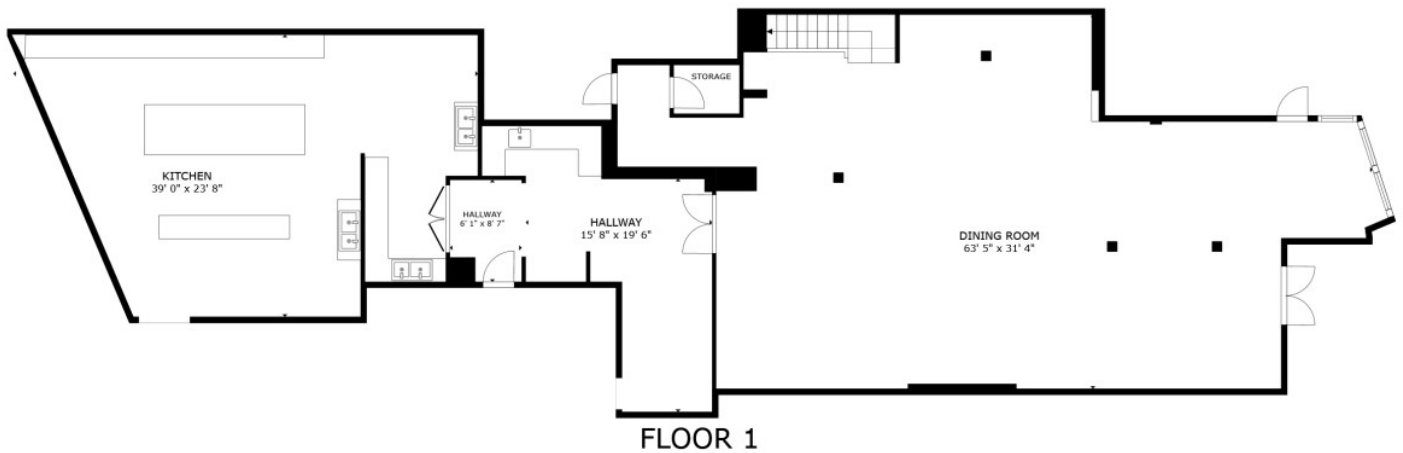
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RESTAURANT FLOOR PLAN





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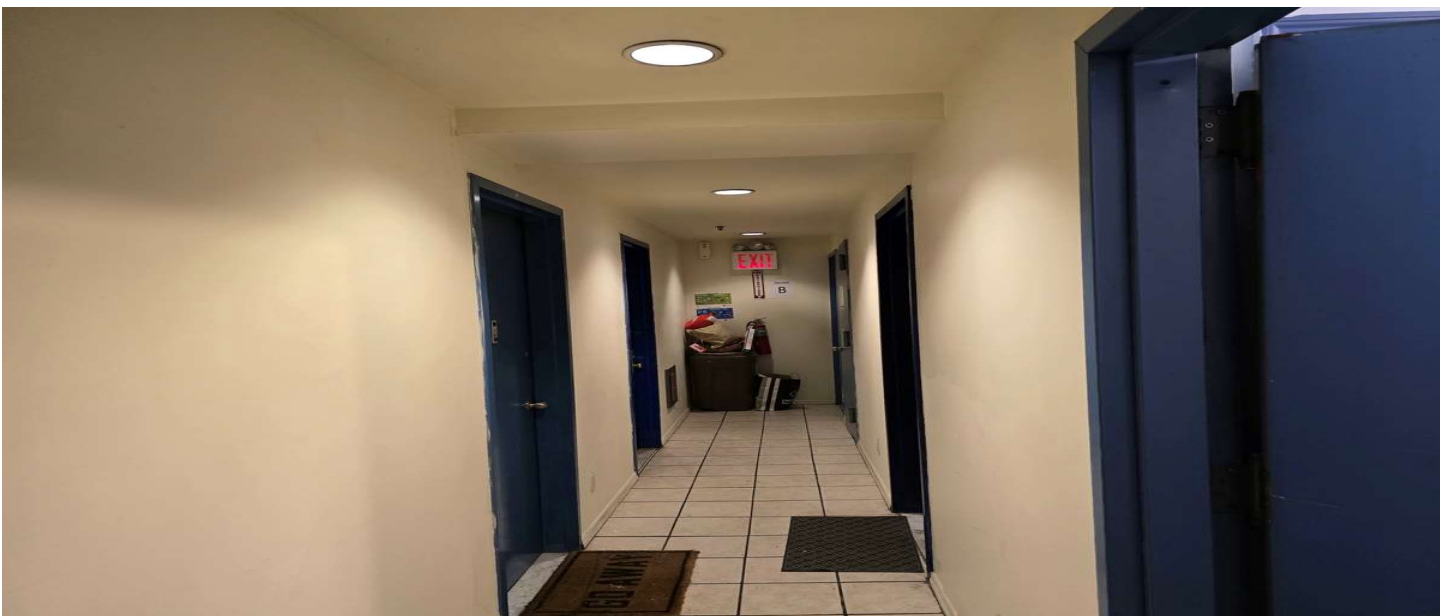
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Associate Broker

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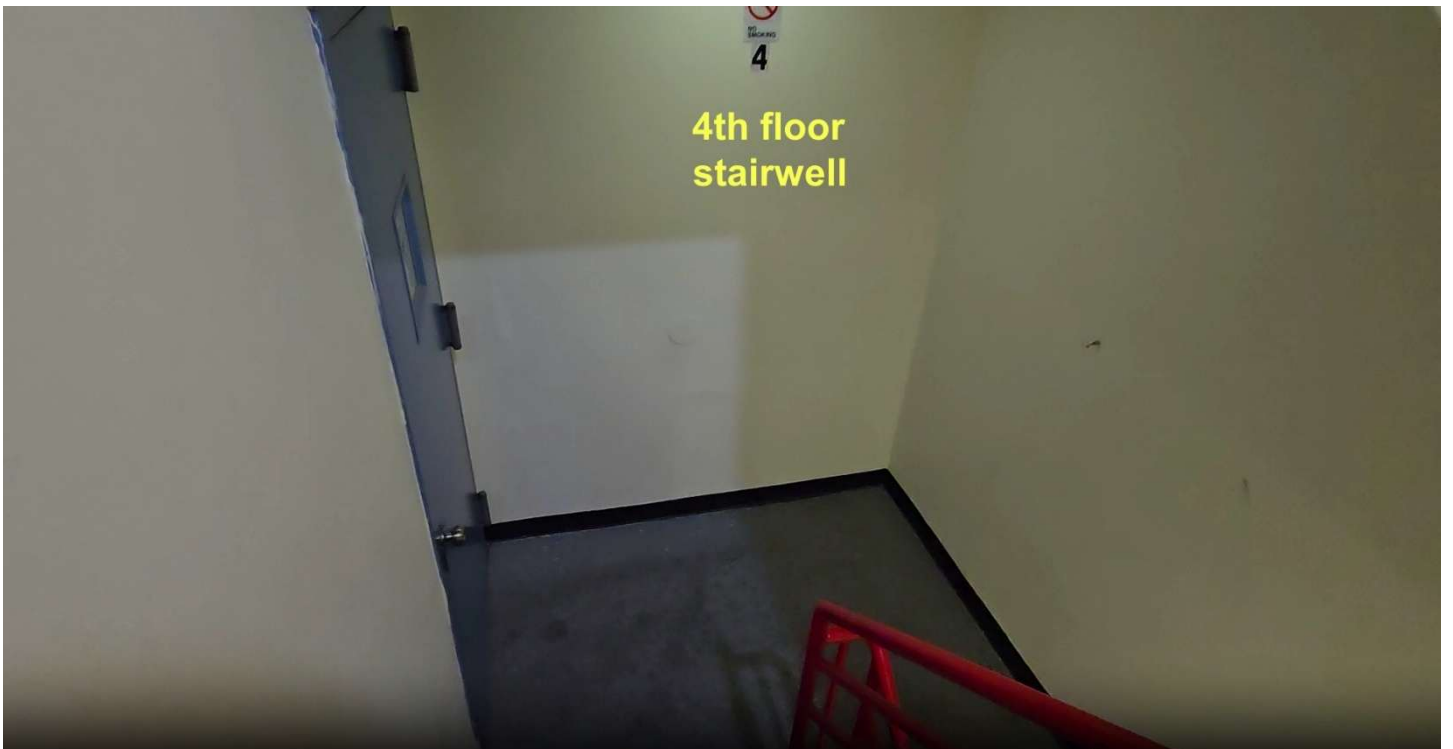
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**3rd floor
stairwell**



**4th floor
stairwell**



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APARTMENTS





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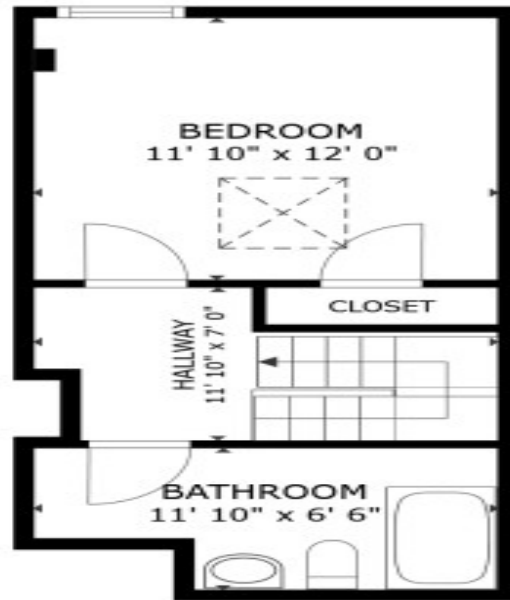


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TYPICAL APARTMENT FLOOR PLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 412 sq.ft. FLOOR 2 297 sq.ft.
TOTAL : 709 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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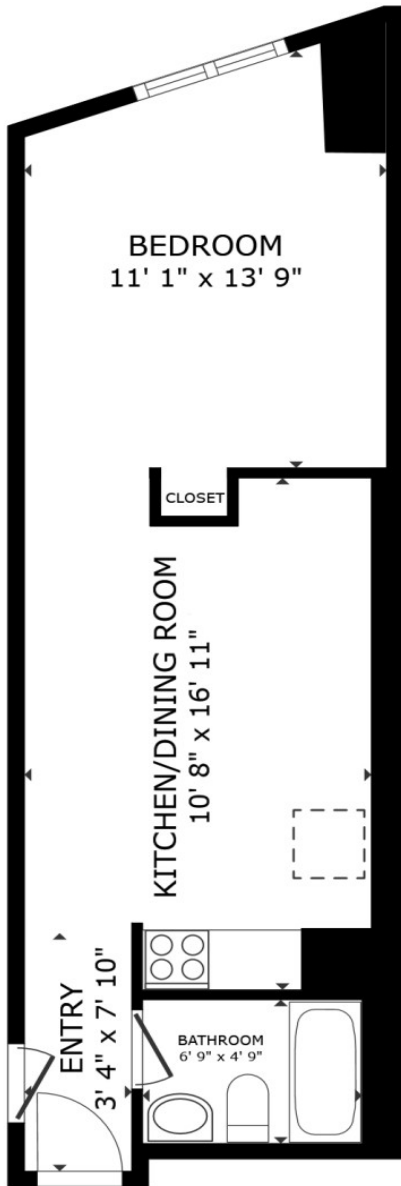
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FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 452 sq.ft.
TOTAL : 452 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ROOF





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REAR VIEW



REAR VIEW



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Get directions

Start from [Swap start/end points](#)

elmhurst ave/Broadway, Elmhurst, NY

Nangma Restaurant
83-17 Broadway, Elmhurst, NY 11373

Get directions

Walking directions

Walking directions are in beta. Use caution – This route may be missing sidewalks or pedestrian paths.

Elmhurst Ave & Broadway, Queens, NY 11373, USA

0.1 mi. About 2 mins

- Head **southeast** on **Broadway** toward **Whitney Ave**
Destination will be on the right

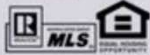
83-17 Broadway, Flushing, NY 11373, USA

Map data ©2024 Google



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CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS

DATE: *NOV 20 2004* NO. 401096185

This certificate supersedes C.O. No
THIS CERTIFIES that the new-altered-existing
83-17 BROADWAY

ZONING DISTRICT C1-3, R7A, B
building-premises located at
Block 1580 Lot 7

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG	106			6	F-4	EATING & DRINKING ESTABLISHMENT, ACCESSORY USES
FIRST	100	173			6	F-4	EATING & DRINKING ESTABLISHMENT
MEZZ	100	46			6	F-4	EATING & DRINKING ESTABLISHMENT
SECOND	40		4	6	2	J-2	(4) DWELLING UNIT
THIRD	40		4	6	2	J-2	(4) DWELLING UNIT
FOURTH	40		4	6	2	J-2	(4) DWELLING UNIT
MEZZ	40			2	2	J-2	UPPER PARTS OF LOWER DWELLING UNITS
ROOF	40				2	J-2	TWO (2) ROOFTOP RECREATION SPACES

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
IN A CONSPICUOUS PLACE IN ACCORDANCE WITH THE RULES
AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS
ADOPTED BY RESOLUTION NO. 1121 OF 1987

THIS CERTIFICATE OF OCCUPANCY SHALL ALSO BE CONSIDERED A CERTIFICATE
OF THE VALIDITY OF THE OCCUPANCY UNDER THE RULES AND REGULATIONS OF THE
DEPARTMENT OF BUILDINGS.

OPEN SPACE USES _____

(SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
BOROUGH SUPERINTENDENT

[Signature]
COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

[Signature]