



95-01 37TH AVENUE

JACKSON HEIGHTS

RIPCO
INVESTMENT SALES



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TABLE OF CONTENTS

- SECTION 01
EXECUTIVE SUMMARY
-
- SECTION 02
PROPERTY HIGHLIGHTS
-
- SECTION 03
PROPERTY OVERVIEW
-
- SECTION 04
NEIGHBORHOOD OVERVIEW
-

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EXECUTIVE SUMMARY

Ripco Real Estate has been exclusively retained to market for sale **95-01 37th Avenue, Jackson Heights, NY 11372.**

On the northeast corner of 37th Avenue and 95th Street, this newly built mixed-use property features 44 residential units with modern one and two-bedroom layouts, 3 retail spaces, and 22 parking spots. The property offers prime accessibility and convenience in a bustling section of Jackson Heights. It is steps from the Junction Boulevard 7-Subway station and several bus lines.

Residents enjoy premium amenities, including balconies, GE appliances, Daikin HVAC units, on-site bike storage, laundry, and parking. An additional benefit that investors can take advantage of is tax abatement eligibility for 25-year 421A and 15-year ICAP tax abatements—a rare opportunity in Jackson Heights that provides significant tax savings and increases cash flow.

Contact our exclusive brokerage team with any additional questions or to arrange for a property inspection.



PROPERTY HIGHLIGHTS



MODERN MIXED-USE DEVELOPMENT

Completed in 2021, featuring 44 residential units (23 one-bedroom, 21 two-bedroom), 3 retail spaces, and 22 parking spots in prime Jackson Heights.

QUALITY RESIDENTIAL AMENITIES

- Secure lobby with key fob access and package room
- GE appliance package and Daikin HVAC systems throughout
- Private balconies with abundant natural light and views
- On-site parking, bike storage, and laundry facilities

STRATEGIC TAX BENEFITS

Property qualifies for both 25-year 421A and 15-year ICAP tax abatements, with approvals in process and confirmed eligibility, ensuring significant future tax savings.

TRANSIT-ORIENTED LOCATION

Positioned in a heavily trafficked corridor of Jackson Heights, the property offers immediate access to the Junction Boulevard 7 train station and numerous bus lines, providing exceptional connectivity throughout Queens and Manhattan.

DYNAMIC RETAIL ENVIRONMENT

The property benefits from its position among a diverse mix of local, regional, and national retailers spread across 37th Avenue, Junction Boulevard, and Roosevelt Avenue, situated within one of New York City's most culturally rich neighborhoods known for its extensive dining options.

LIMITED MARKET AVAILABILITY

Unique investment opportunity in Jackson Heights, where residential demand is consistently high, and new construction inventory of this caliber rarely becomes available.



COMMERCIAL
TENANCY

PROPERTY INFORMATION

THE OFFERING

ADDRESS

95-01 37th Avenue, Jackson Heights, NY 11372

NEIGHBORHOOD

Jackson Heights, Queens

LOCATION

Northeast corner of 37th Avenue & 95th Street

BLOCK

1469

LOT(S)

1101, 1102 & 1103

PROPERTY INFORMATION

GROSS LOT SF

12,734

LOT DIMENSIONS

42' X 100'

STORIES

6

BUILDING SF

58,594

YEAR BUILT

2021

ELEVATOR

YES

TOTAL UNITS

47

RESIDENTIAL SF

26,339

RESIDENTIAL UNITS

Total - 44

1 BR - 23

2 BR - 21

COMMERCIAL SF (NET)

7,995

COMMERCIAL UNITS

3

REAL ESTATE TAX INFORMATION

ASSESSMENT (24/25)

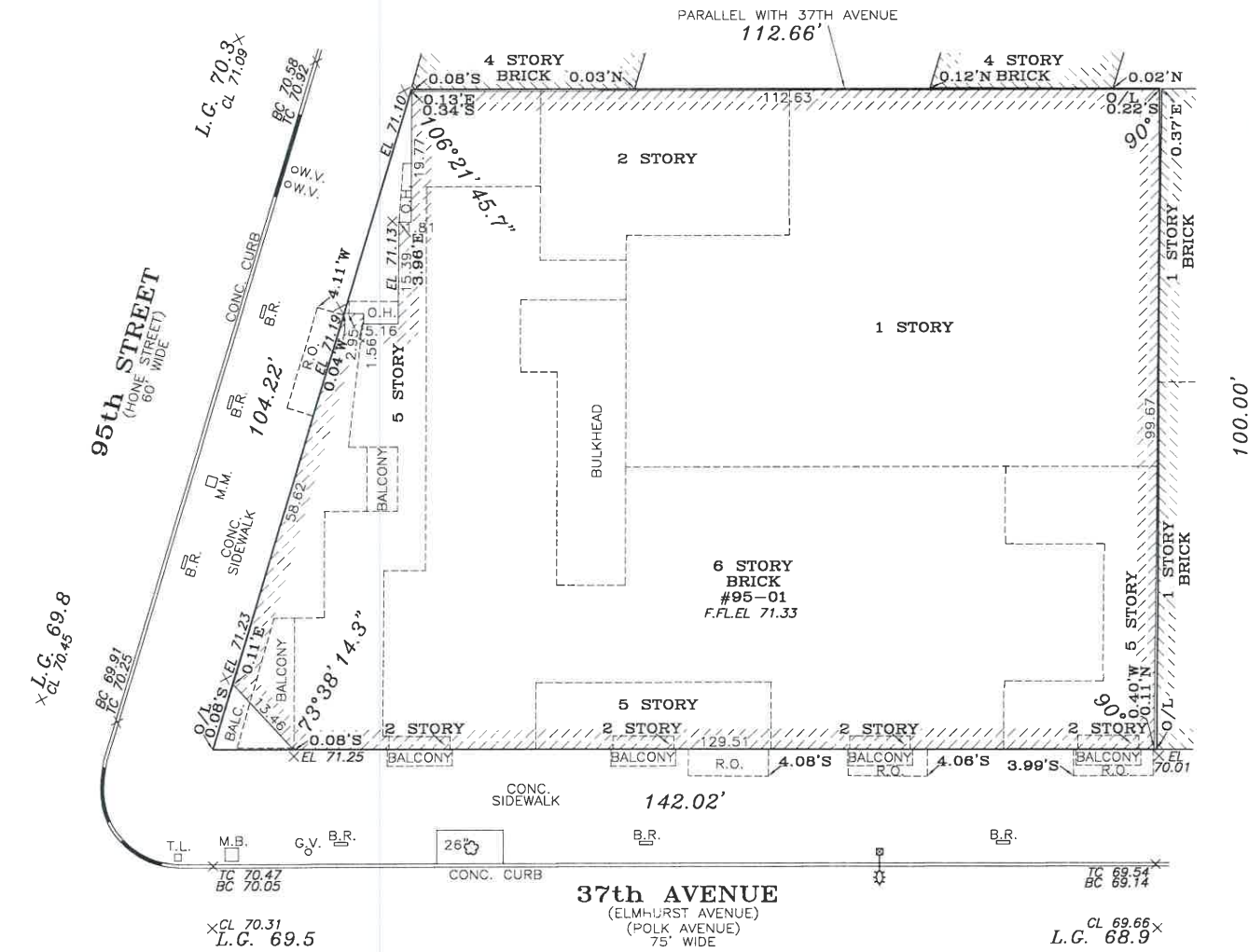
\$4,755,516

TOTAL ANNUAL PROPERTY TAX (24/25)*

\$583,667

**Building is pending 421A & ICAP tax abatements which will substantially reduce the real estate taxes.*





95-01 37TH AVENUE, JACKSON HEIGHTS

SURVEY



RESIDENTIAL

NEIGHBORHOOD OVERVIEW



7 Subway Train

JACKSON HEIGHTS, QUEENS

Jackson Heights is one of Queens' most vibrant cultural crossroads. Here, South Asian, Latin American, Tibetan, Filipino, and Southeast Asian communities have established deep roots. This authentic melting pot creates a dynamic urban experience where multiple languages, traditions, and customs seamlessly blend into daily life, from storefront signs to street festivals.

The neighborhood's cultural richness is most evident in its remarkable food scene. Within just a few blocks, one finds Tibetan momos, Colombian bakeries, Indian curry houses, Thai street food, and countless other international cuisines. Local grocers stock specialized ingredients from around the world, serving both the resident communities and attracting culinary enthusiasts from across the city.



Broadway



Jackson Heights, Queens

THE PERFECT LOCATION FOR THRIVING BUSINESSES

Strategically located just 10 minutes from LaGuardia Airport, Jackson Heights offers exceptional accessibility for businesses and travelers. The neighborhood provides quick access to Manhattan – approximately 20 minutes to Midtown via express trains – while maintaining strong connections to Queens' major commercial hubs, with Flushing and Long Island City each just 15 minutes away.

The commercial district reflects the neighborhood's character through its mix of independent businesses, from traditional mom-and-pop shops to modern cafes. The streets maintain their historic charm through distinctive pre-war architecture, while the steady flow of pedestrian activity throughout the day and evening hours helps maintain the area's commercial vitality. This combination of authentic cultural diversity, strategic location, and transportation advantages makes Jackson Heights a compelling destination for businesses seeking to establish themselves in one of New York's most dynamic communities.

DISTANCE TO

| | |
|--|---|
| Roosevelt Avenue 5 min (Walk) | LaGuardia Airport 10 min (Drive), 18 min (Bus) |
| Junction Blvd Subway Station 7 5 min (Walk) | CitiField Met Stadium 14 min via (Subway) |
| Jackson Heights - Roosevelt Avenue Transit HUB E F M R 10 min (Subway/Transit) | Midtown East 25 min via (Subway) |
| I-278 Brooklyn-Queens Expressway 12 min (Drive) | Elmhurst Hospital 9 min (Drive) |

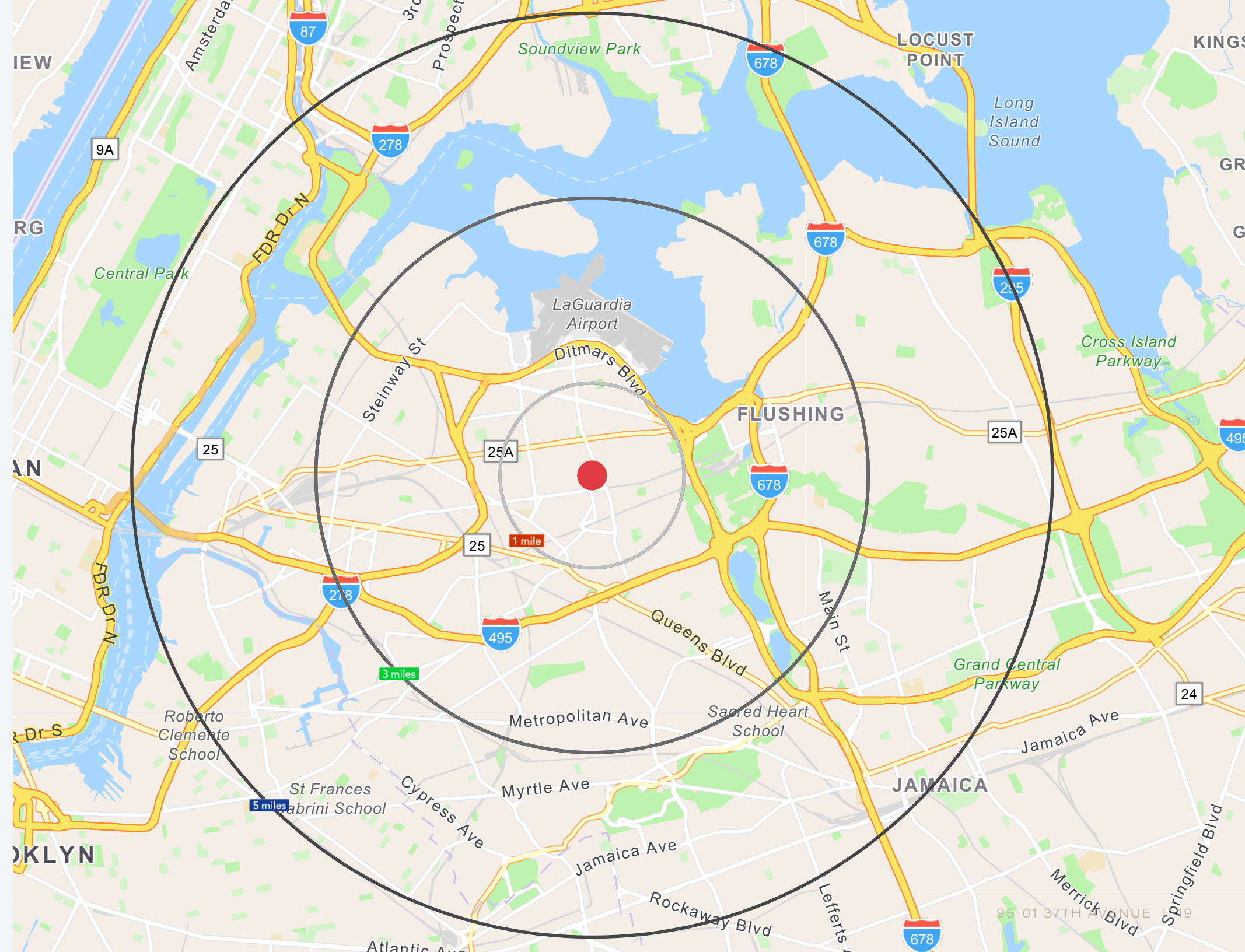


LOCATION OVERVIEW

95-01 37TH AVENUE sits at a busy crossroads of three highly frequented streets: 95th Street, 37th Avenue and Elmhurst Avenue, with Elmhurst Avenue and 95th Street serving as direct veins from Roosevelt Avenue.

Located north of Northern Boulevard, Jackson Heights sits within a convenient proximity to major transit hubs including the Jackson Hts-Roosevelt Ave subway transit hub providing a less than 30-minute trip to Manhattan, and LaGuardia Airport which recently underwent an \$8 billion renovation, proving to be a convenient location for commuters.

Tree-lined streets, historic garden apartments, and a strong sense of community make Jackson Heights a desirable place to live and work. The neighborhood's thriving business scene, coupled with a growing residential population, creates a dynamic environment where commerce and culture intersect, solidifying its reputation as one of Queens' most vibrant urban centers.



A BUSTLING HUB OF CULTURE & RETAIL

JACKSON HEIGHTS, QUEENS, renowned as a microcosm of NYC for its rich culinary and cultural diversity, boasts a vibrant and dynamic retail market. Roosevelt Avenue stands out for its consistently high foot traffic and dense concentration of retailers. Along Roosevelt Avenue, 37th Avenue, and the surrounding cross streets, a mix of neighborhood essentials and major national brands creates a well-rounded shopping experience. Key retailers include Old Navy, GAP Factory, and Planet Fitness, contributing to the area's appeal for both residents and visitors.





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