



Main Office:
6005 7th Ave
Brooklyn, NY 11220
Branch Office:
6523 11th Ave
Brooklyn NY 11219

COMMERCIAL PROPERTY HOTEL FOR SALE



37-59 81st St, Jackson Heights, NY 11372

Investment Highlights

- Fully leased (above grade), cash flowing with long-term leases in place.
- The Hotel has a dedicated entrance, lobby, and elevator.
- Just steps to Roosevelt Avenue and 82nd Street, in proximity to Elmhurst Hospital and Broadway, and under 2 miles from LaGuardia Airport.
- Potential value-add opportunity with legal, lower-level retail space with elevator access.
- Located within a Qualified Opportunity Zone.



ASKING FOR
\$18,000,000

Property Facts

- Property Subtype:
 - Hotel
 - Laundromat
 - Senior Center
- Building Size: 27,288 sf
- No. Stories: 7
- Year Built: 2009



David Feng 冯先生
LICENSED R.E. BROKER/OWNER
CELL: (718)503-2598



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Store/Floor	Monthly Rent	Yearly Rent	Property Taxes	Actual Rent Paid	Lease Expiration	NOTES
Hotel (F11-7)	\$70,939.10	\$851,269.20	25%	\$61,000.00	Lease option expires on 06/30/2026	Property taxes collected yearly \$48,000
Laundromat (F11)	\$9,975.00	\$119,700.00	25%	\$9,975.00	10/31/2045	-
Barbershop (F11)	\$5,304.00	\$63,648.00	\$2,000.00	\$5,304.00	04/30/2033	Property taxes collected yearly \$2,000
Senior Center (F12)	\$8,000.00	\$96,000.00	\$14,000.00	\$8,000.00	12/31/2030	Property taxes collected monthly \$2,000
Cell Tower Roof	\$2,250.00	\$27,000.00	-	\$2,250.00	-	Cell tower pay a portion of coned bills.
Cellar	-	-	-	-	-	Cellar is vacant. Estimated rent is \$5,000/month.
Total	\$96,468.10	\$1,157,617.20	-	\$86,529.00	-	-

Expense	Yearly
Property Tax	\$200,951.44
Electricity	\$15,600.00
Insurance	\$16,000.00
Elevator Maintenance	\$5,000.00
Total	\$237,551.44

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