

TWO PRIME MIXED-USE BUILDINGS FOR SALE IN JACKSON HEIGHTS

81-02/04 37th Avenue, Jackson Heights, NY 11372

Property Information:

Block/Lots:	1292 / 1, 2
Lot Dimensions:	40' x 100' (comb. approx)
Lot SF:	4,000 (comb. approx)
Building Dimensions:	40' x 60' (comb. approx)
Stories:	3
Total Building SF:	8,800 (comb. approx)
Zoning:	C4-3
F.A.R:	3.4

DESCRIPTION

The subject property is a **two lot/building package** located in the heart of Jackson Heights on the southeast corner of 81st Street and 37th Avenue. The properties consist of (4) residential apartments, (4) retail units, and (3) offices. The facade is in excellent condition with regular pressure washing. The building is conveniently located near the 7 train at the 82nd Street Station as well as the E/F/M/R trains at the Roosevelt Avenue/Jackson Heights station. The historic preservation status of this area proves the value of these two buildings. Current zoning allows for the addition of two more stories. Properties of this caliber never come to the marketplace. Request executive summary for financials.

ASKING PRICE: \$9,875,000



For More Information, Please Contact Exclusive Agent:

Swain Weiner

President/Partner

646.319.1084

sweiner@gmipny.com

Kim Aliffi

Associate

718.786.5050 ext. 202

kaliffi@gmipny.com

Rosemarie Fraioli

Marketing Coordinator

718.786.5050 ext. 242

rfraioli@greiner-maltz.com

Greiner Maltz Investment Properties

24-09 38th Avenue

2nd Floor

Long Island City, NY 11101

718.786.5050

www.greiner-maltz.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.