

FOR SALE or LEASE:
7,720 Sq.Ft PRIME
JACKSON HEIGHTS
RETAIL/OFFICE BLDG

71-15/19 Northern Blvd

Jackson Heights, NY, 11370

THE WEINBERGER TEAM

SALES-LEASING-APPRAISALS

Victor Weinberger

NYS Licensed RE. Associate
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Website: VictorWeinberger.com

917-806-7040

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Multi locations to serve you
1) 36-11 33rd St, Astoria, NY, 11106 2) 27-04 Francis Lewis Blvd, Flushing, NY 11358
3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

Featuring:

- * 100 Feet Frontage
- * Amazing Signage
- * 3 Story
- * Modern Building
- * Central Air/Heat
- * Elevator
- * Multi car parking
- * Near Highways
- * Near subway & Bus
- * Ideal Corporate Headquarters
- * Various retail
- * Various Office



7,720 Sq.Ft. Ultra Prime Location 3 Story Elevator Office Building with Parking
FOR SALE: \$4,000,000 **FOR LEASE: \$50 per Sq.Ft.**Property Video:
<https://youtu.be/DT-O3KTX3YA> (Highlight and Right click to open)



The asking price for the property was based on the information was obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchasers and tenants do their own independent study pertaining to size, zoning analysis, as well as, anything else pertaining to the purchase or leasing of this property.

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PROPERTY OVERVIEW

<p>Address</p> <p>Property address → 71-15 Northern Blvd</p> <p>Alternate address(es) → 32-66 72nd St → 32-68 72nd St → 71-11 Northern Blvd</p> <p>Zip code 11370</p> <p>Neighborhood East Elmhurst</p> <p>Borough Queens</p> <p>Block & lot → 01167-0045</p>	<p>Building</p> <p>Building class Office Only 2-6 Stories (O2)</p> <p>Square feet → 7,720</p> <p>Building dimensions → 40 ft x 80 ft</p> <p>Buildings on lot → 2</p> <p>Stories → 3</p> <p>Roof height 29 ft</p> <p>Year built 1966</p>
	<p>Structure type Highrise off</p> <p>Construction type Masonry</p> <p>Grade B</p>
<p>Property Taxes</p> <p>Tax class 4</p> <p>Property tax → \$81,943</p>	<p>Use</p> <p>Commercial units 2</p> <p>Office sqft → 7,720</p>
<p>Lot</p> <p>Lot sqft → 4,039</p> <p>Lot dimensions → 100 ft x 40.39 ft</p> <p>Ground elevation 26 ft</p> <p>Corner lot NW</p>	<p>Floor Area Ratio (FAR)</p> <p>Residential FAR 0.75</p> <p>Facility FAR 2</p> <p>FAR as built 1.91</p> <p>Maximum usable floor area 3,029</p> <p>Usable floor area as built 7,714</p> <p>Unused FAR -4,685</p>
<p>Zoning</p> <p>Zoning districts R4, C1-2</p> <p>Zoning map 9d</p>	

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Building Facts

Building Overview

- Property Type: -
- Access: -
- Year Built: 1966
- Building Size: **Lowrise**
- Service Level: -
- Building Class: **O2**

Size & Dimensions

- Units: 2
- Building Sq. Ft.: **7,720 Sq. Ft.**
- Building Width: **40 Ft.**
- Lot Width: **100 Ft.**
- Stories: **3**
- Lot Sq. Ft.: **4,039 Sq. Ft.**
- Building Depth: **80 Ft.**
- Lot Depth: **40.39 Ft.**

Zoning & Use

- Zoning Districts: **R4**
- Total Units: 2
- Land Use Category: **O2**
- Commercial Area(SF): **7,720 Sq. Ft.**

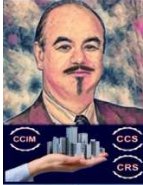
Location Details

- Street Address: **71-15 Northern Blvd**
- Building Name: -
- Neighborhood: **Jackson Heights**
- State: **NY**
- Zip Code: **11370**
- Complex Name: -
- City: **Queens**

Districts

- Community District: **403**
- Police Precinct: **115**
- School District: **30**
- City Council: **25**
- Fire Department: **E307**

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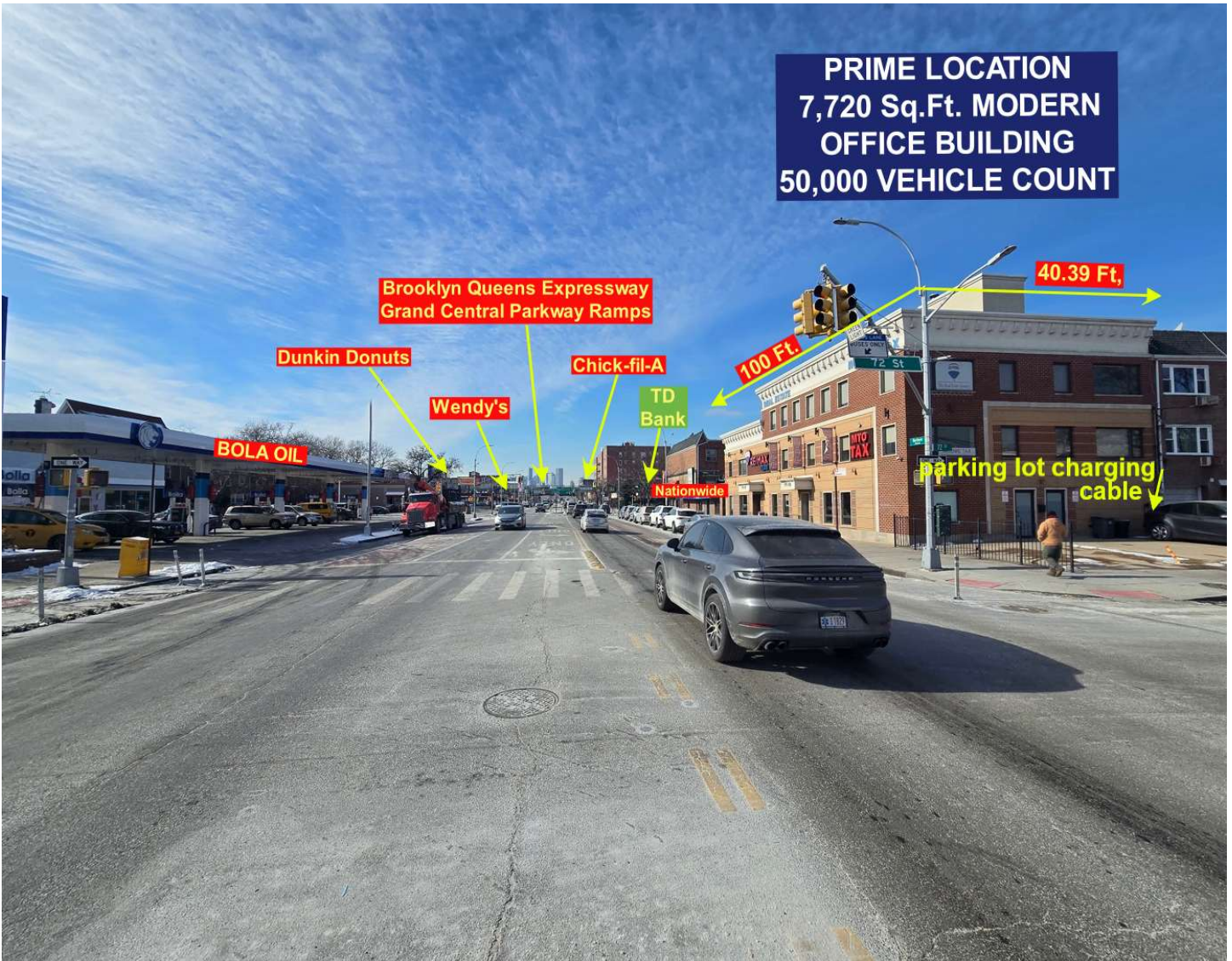
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EAST TO WEST VIEW



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WEST TO EAST VIEW



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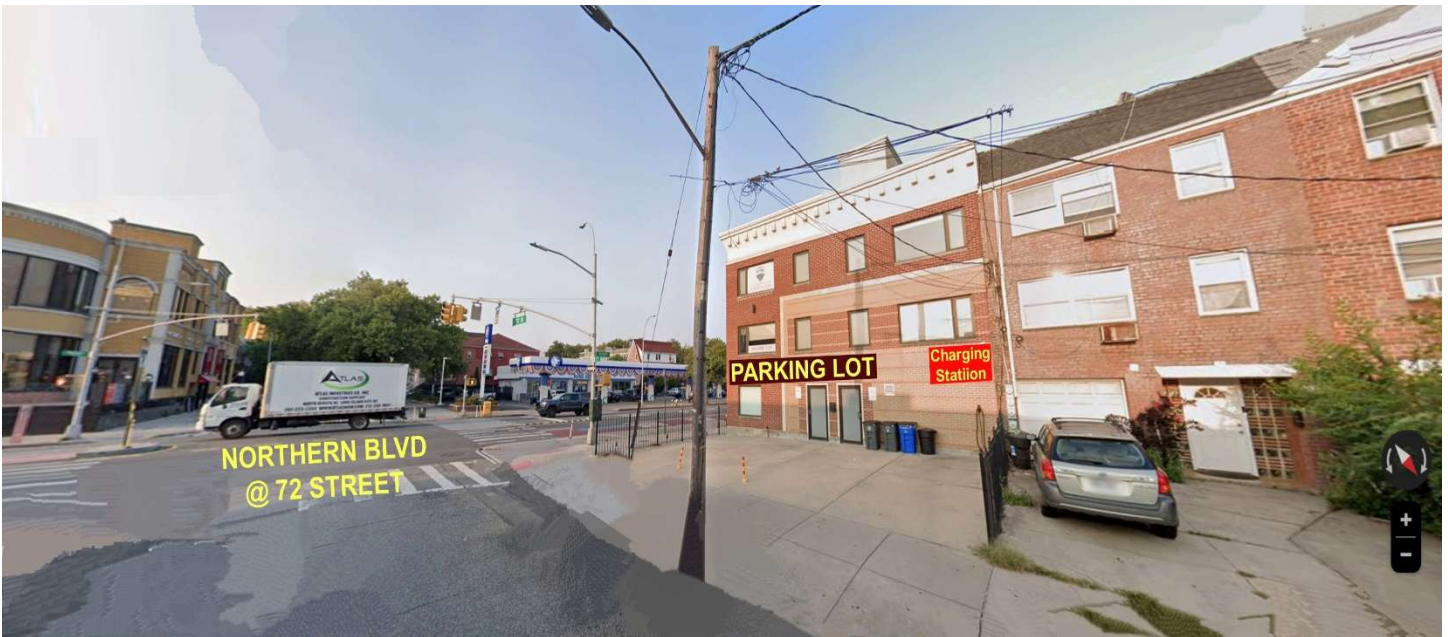
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PARKING LOT



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71-15 Northern Blvd 1st Floor Reception Area



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1st Floor 71-19 ENTRANCE OFFICE



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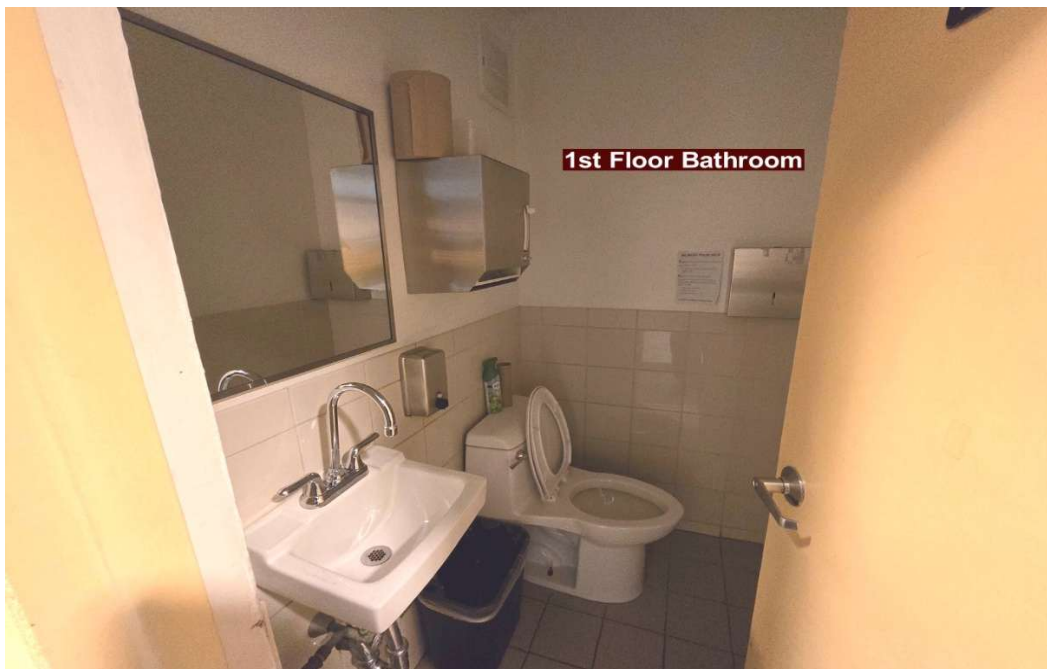
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1st Floor MEN AND WOMEN RESTROOMS



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1st Floor ELEVATOR



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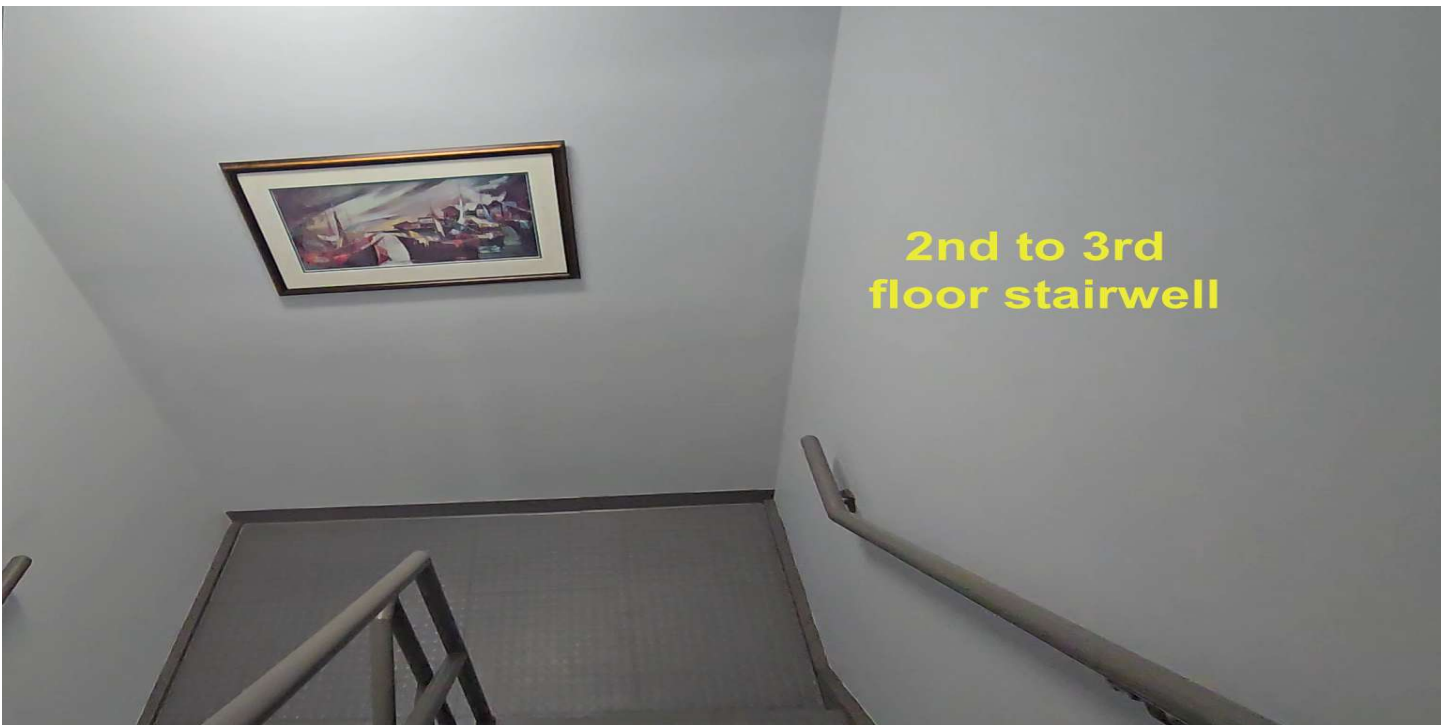
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1st, 2nd and 3rd Floor Stairwells (Cement stairwell/Steel railings)



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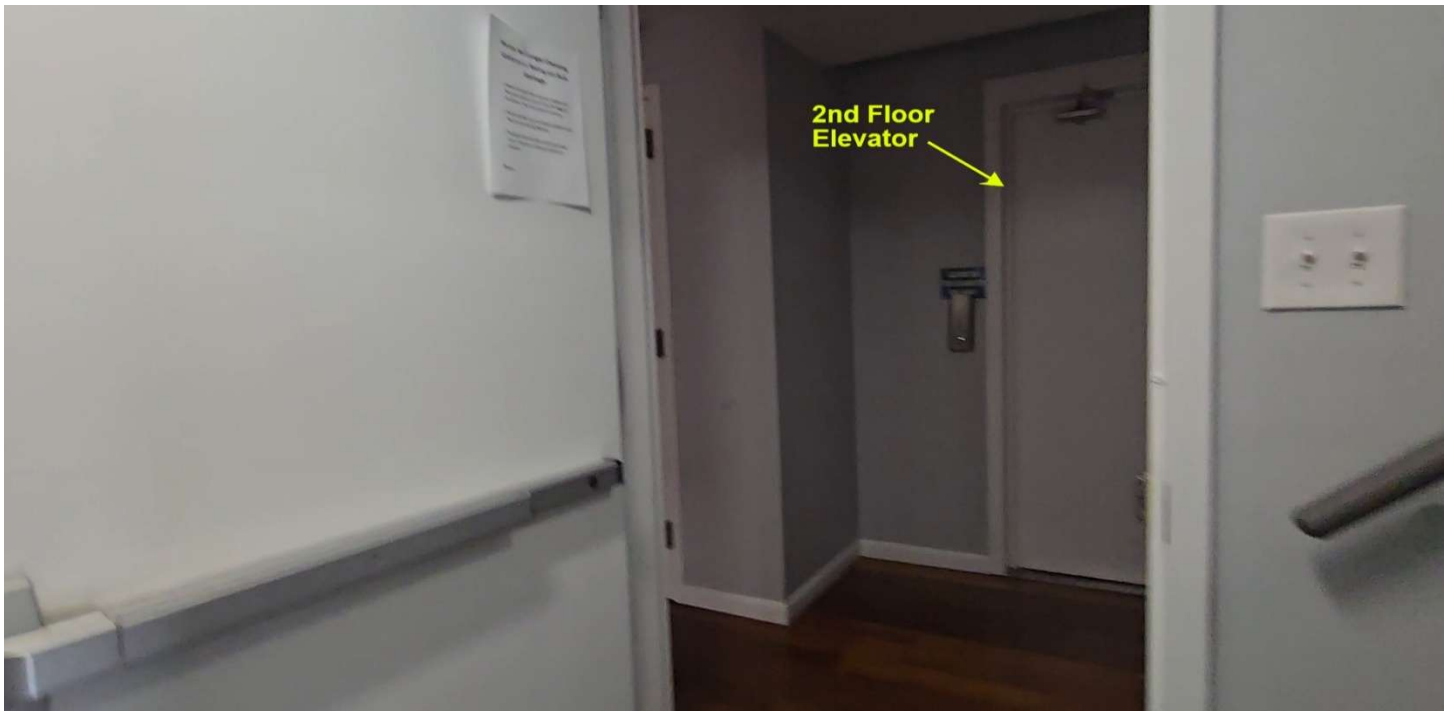
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2nd floor Large Office (Rear to Front View)



2nd floor Large Office (Front to Rear View)



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2nd floor Large office



North/East View From 2nd Floor Office Window



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2nd Floor Restrooms



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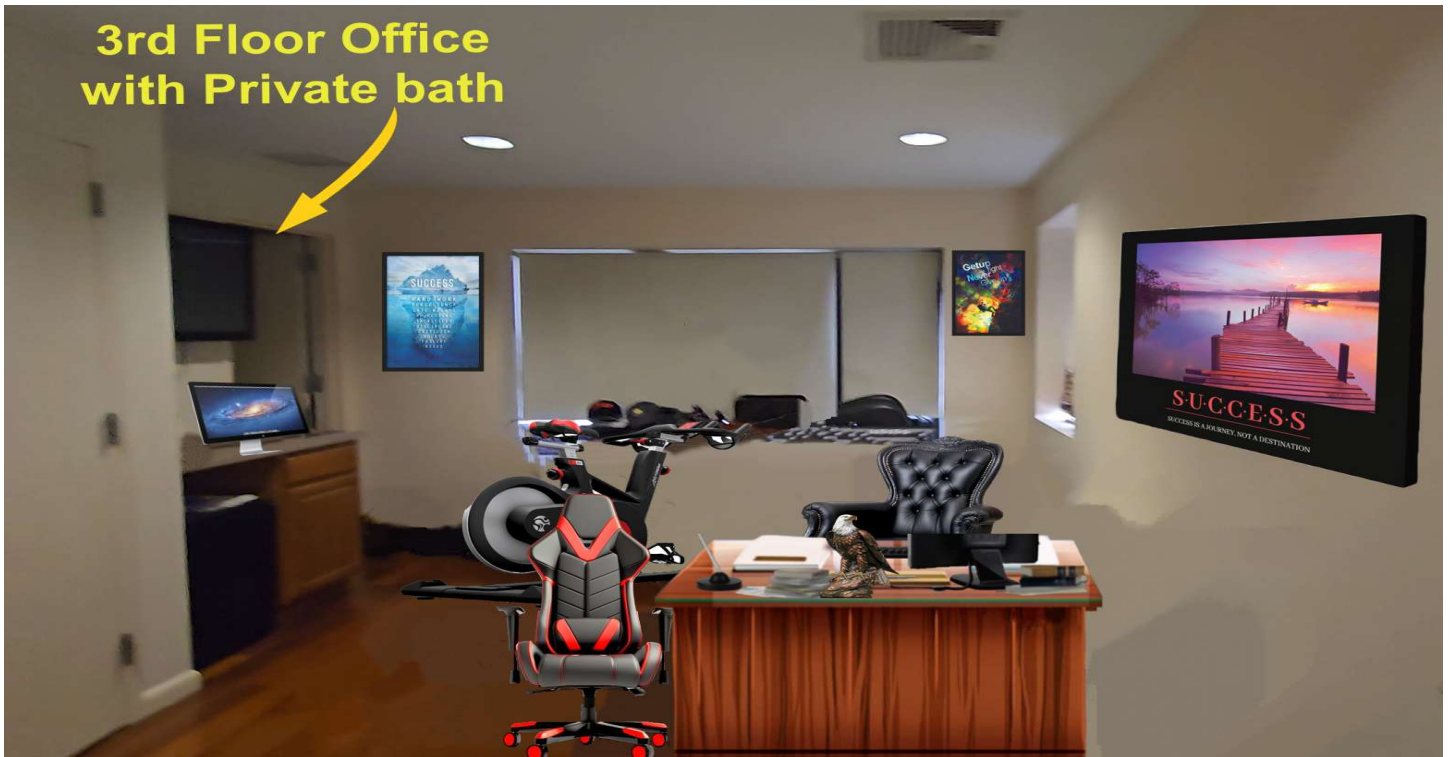


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BUILDING OUTLINE





Certificate of Occupancy

CO Number: 402146030F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 01167	Certificate Type: Final
	Address: 32-68 72 STREET	Lot Number(s): 45	Effective Date: 07/11/2008
	Building Identification Number (BIN): 4026395	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 2-B (1968 Code)
	Building Occupancy Group classification: E (1968 Code)
	Multiple Dwelling Law Classification: None
	No. of stories: 3 Height in feet: 27 No. of dwelling units: 0

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Borough Commissioner

Acting

Commissioner



Certificate of Occupancy

CO Number:

402146030F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	32	OG	E		6	OFFICES
002	10	50	E		6	1 OFFICE
002	8	50	E		4	NONPROFIT INSTITUTION W/OUT SLEEPING ACCOMODATION_(QSAC)
003	11	50	E		4	NON PROFIT INSTITUTION W/OUT SLEEPING ACCOMODATION_(QSAC) NOTE OPEN ACCESSORY PARKING (2) CARS NOTE QUEENS SERVICES FOR AUTISTIC CITIZENS INC (QSAC) COMMUNITY FACILITY NON-PROFIT INSTITUTION W/OUT SLEEPING ACCOMODATION S OCCUPIES PORTION OF 2ND FLOOR AS FOLLOWS: NE, NE, NW ROOMS TOTALING 898 S, AND THE ENTIRE 3RD FLOOR.
END OF SECTION						

Borough Commissioner

Acting

Commissioner

END OF DOCUMENT

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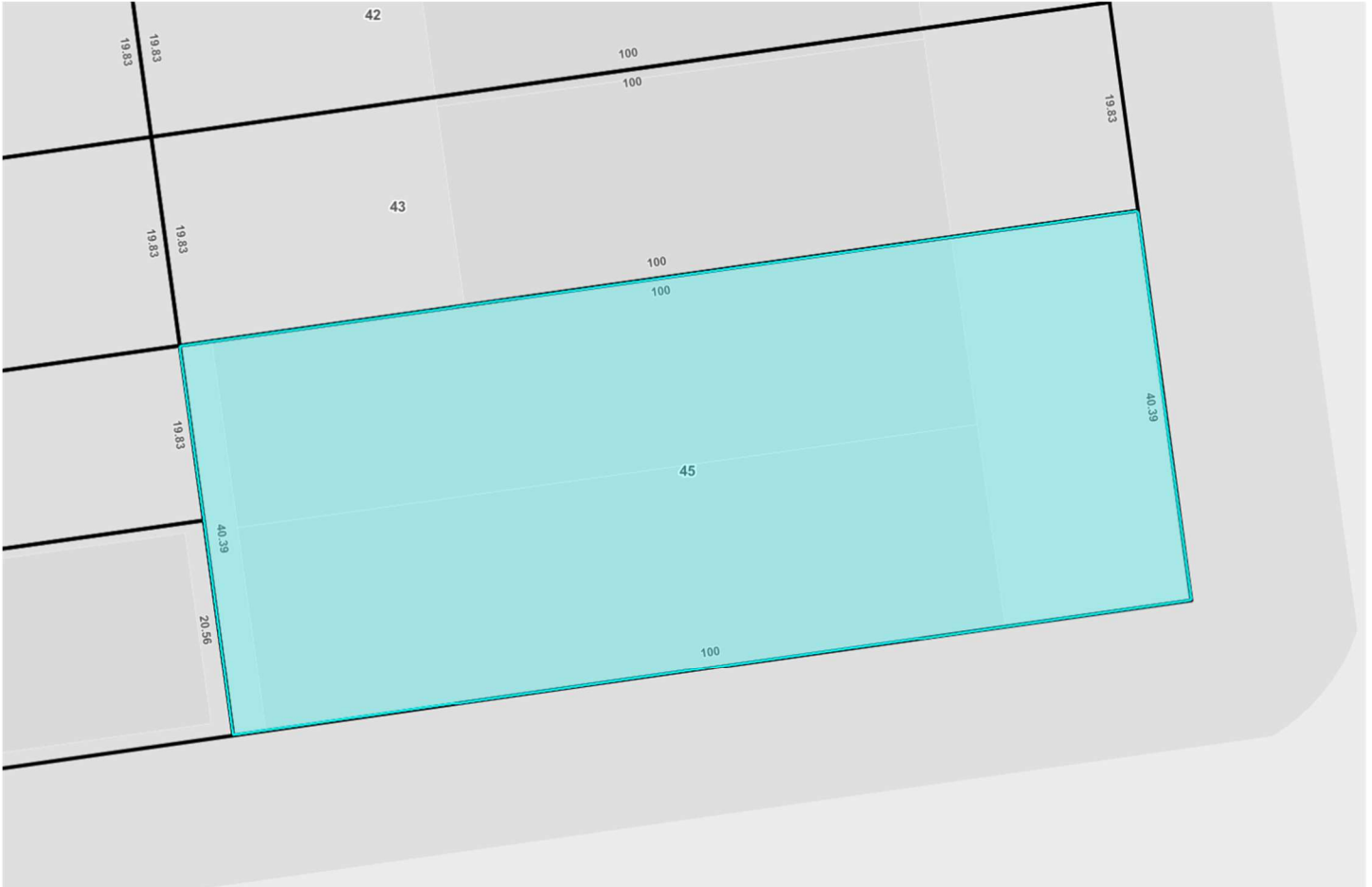
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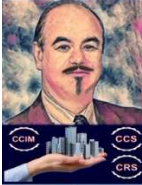
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 3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

Tax Map



THE WEINBERGER TEAM

SALES-LEASING-APPRAISALS



Victor Weinberger



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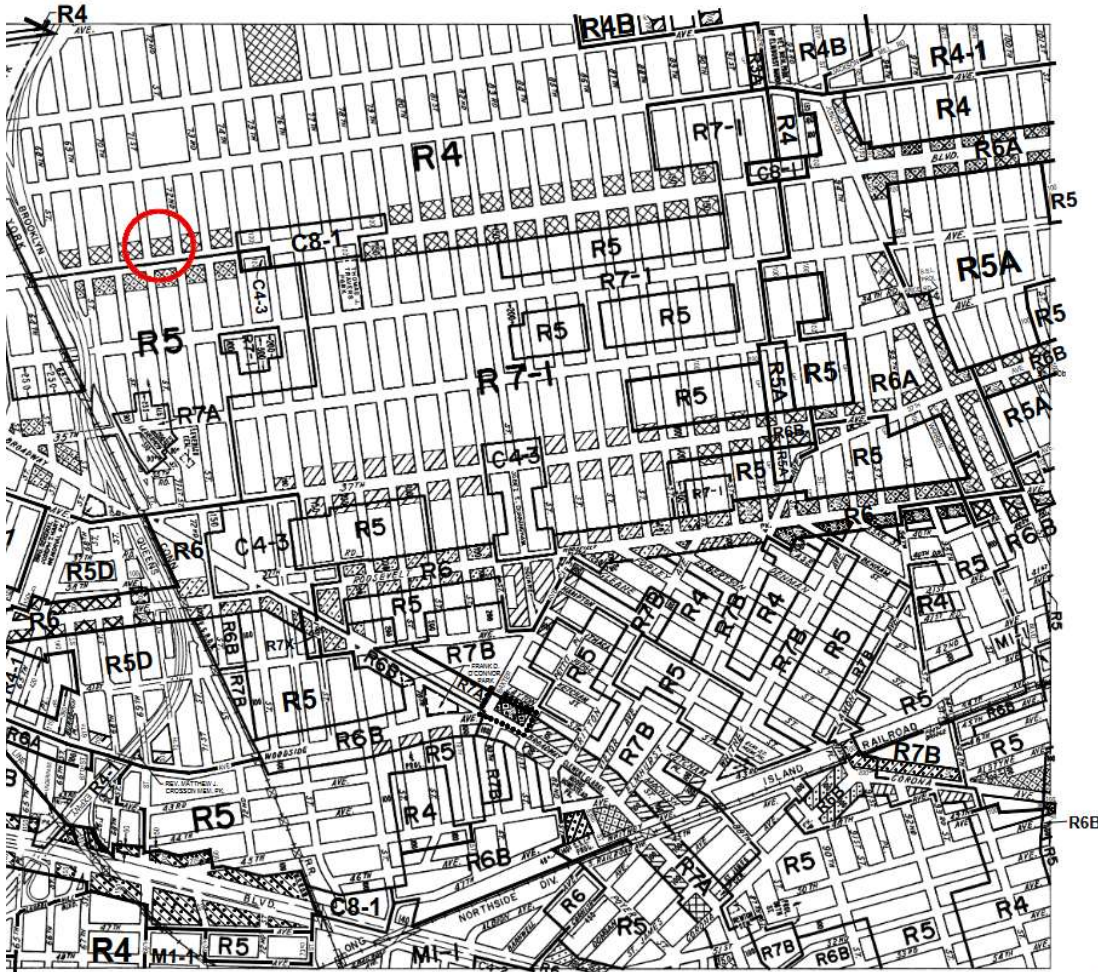


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ZONING MAP



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
04-18-2024 C 240075 ZMQ

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

9a	9c	10a
9b	9d	10b
13a	13c	14a

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ZONING MAP 9d

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

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Demographic data shown in this section was gathered from the 2022 American Community Survey and refers to zip code **11372**. ←

Population Demographics

Total population	→ 67,001
Female population	49.3%
Male population	50.7%
Median age	41.3
Male median age	40.4
Female median age	42.4

Education

No highschool	10.9%
Some highschool or college	49.3%
Bachelors degree	17.7%

Other

Citizens	69.7%
Citizens born in US	38.8%
English speakers	75.5%

Journey to Work

Work in a metropolitan area	99.9%
Work at home	12.6%
Go to work by car	21.3%
Go to work after 10 am	26.2%

Economic/Employment

Average household income	→ \$100,131
White collar	77.2%
Blue collar	22.8%

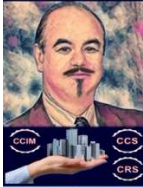
Housing

Family households	62.6%
Households with kids	27.1%
Housing units	26,542
Occupied housing units	25,359
Owner occupied units	35.4%
Average number of people per household	2.63
Median year structure built	1946
Houses with mortgages	57.2%

Wealth

Median value for units with a mortgage	\$436,100
Median value for units without a mortgage	\$419,200
Median gross rent	\$1,760
Median mobile home values	\$0
Median housing costs per month	\$1,621
Population in poverty	14.2%

THE WEINBERGER TEAM SALES-LEASING-APPRAISALS



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Demographic data shown in this section was gathered from the 2022 American Community Survey and refers to zip code **11370**. ←

Population Demographics

Total population	→ 28,164
Female population	43.3%
Male population	56.7%
Median age	39
Male median age	37.5
Female median age	40.9

Education

No highschool	10.6%
Some highschool or college	59.0%
Bachelors degree	16.5%

Other

Citizens	83.1%
Citizens born in US	52.3%
English speakers	82.9%

Journey to Work

Work in a metropolitan area	100.0%
Work at home	12.1%
Go to work by car	37.3%
Go to work after 10 am	19.8%

Economic/Employment

Average household income	→ \$99,134
White collar	78.0%
Blue collar	22.0%

Housing

Family households	67.2%
Households with kids	25.6%
Housing units	11,736
Occupied housing units	8,140
Owner occupied units	49.3%
Average number of people per household	2.89
Median year structure built	1954
Houses with mortgages	46.7%

Wealth

Median value for units with a mortgage	\$854,100
Median value for units without a mortgage	\$836,800
Median gross rent	\$2,044
Median mobile home values	\$0
Median housing costs per month	\$1,944
Population in poverty	10.3%

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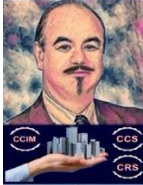
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Schools

All Elementary Middle High			
School	Type	Grades	Distance
Is 230	Public	6-8	0.2 mi
P.S. 152 Gwendolyn N Alleyne School	Public	PK-5	0.3 mi
Monsignor McClancy Memorial High School	Private	9-12	0.4 mi
St Anthony of Padua School	Private	PK-8	0.4 mi
Lexington School For The Deaf	Private	PK-12	0.4 mi
The Renaissance Charter School	Charter	PK-12	0.6 mi
Our Lady of Fatima School	Private	PK-8	0.6 mi
St. Joan of Arc Elementary School	Private	PK-8	0.8 mi
Jackson Heights School SDA	Private	K-8	0.8 mi
El-Ber Islamic School	Private	PK-5	0.8 mi
William Cullen Bryant High School	Public	9-12	0.8 mi
St Sebastian School	Private	PK-8	0.8 mi
Greater New York Academy	Private	9-12	1.0 mi
I.S. 227 Louis Armstrong Intermediate School	Public	5-8	1.1 mi
Frank Sinatra School Of The Arts High School	Public	9-12	1.6 mi
Baccalaureate School for Global Education	Public	7-12	1.7 mi
Academy For New Americans	Public	6-8	1.7 mi
30TH AVENUE SCHOOL (THE)	Public	K-8	1.7 mi
Young Womens Leadership School	Public	6-12	1.9 mi
Energy Tech High School	Public	9-12	2.0 mi
Newcomers High School	Public	9-12	2.2 mi
Academy of American Studies	Public	9-12	2.2 mi
Information Technology High School	Public	9-12	2.7 mi
Hunters Point Community Middle	Public	6-8	3.5 mi
Academy for Careers In Television and Film	Public	9-12	3.5 mi
Hunters Point Elementary School	Public	PK-4	3.6 mi

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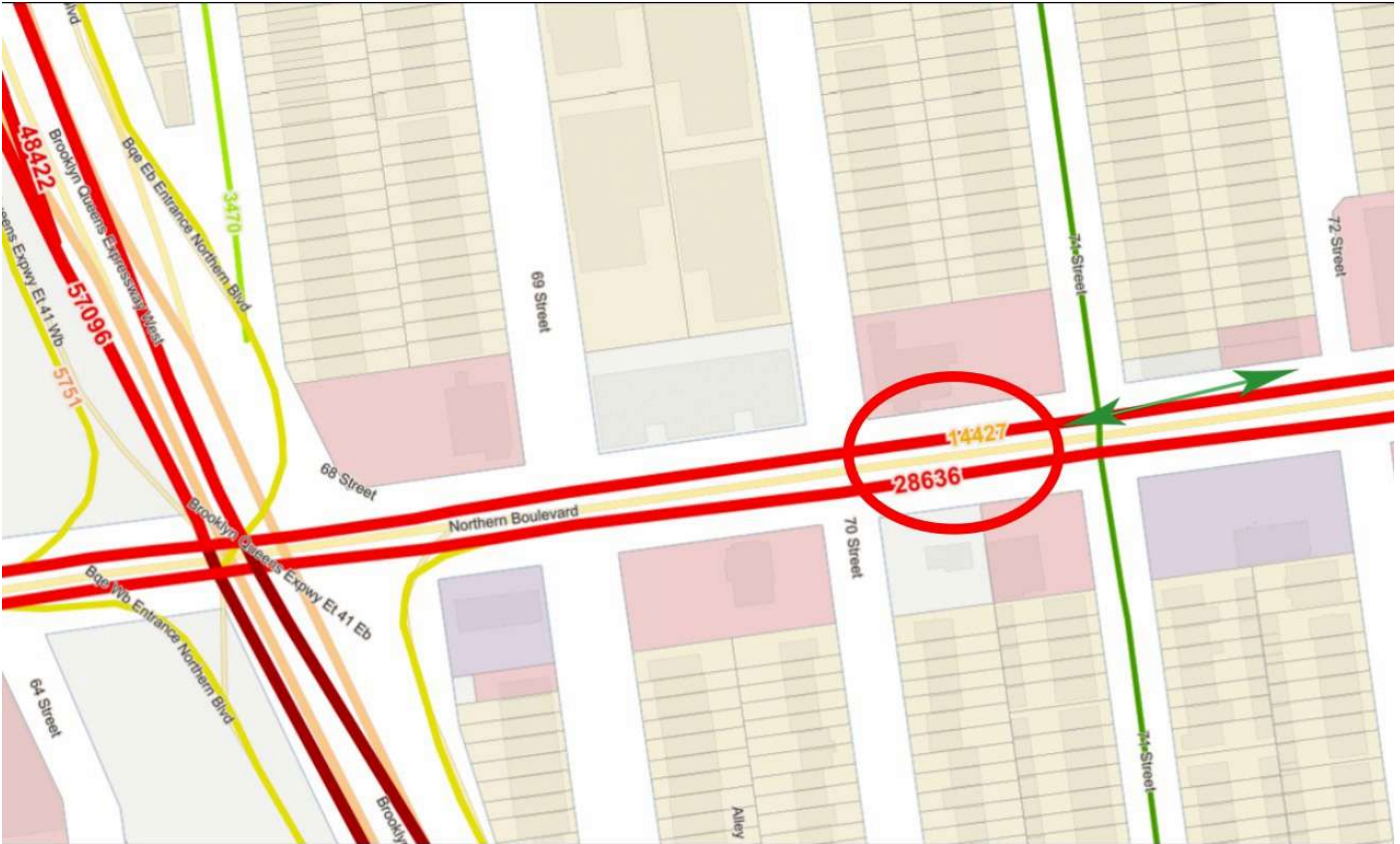


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DAILY TRAFFIC COUNT



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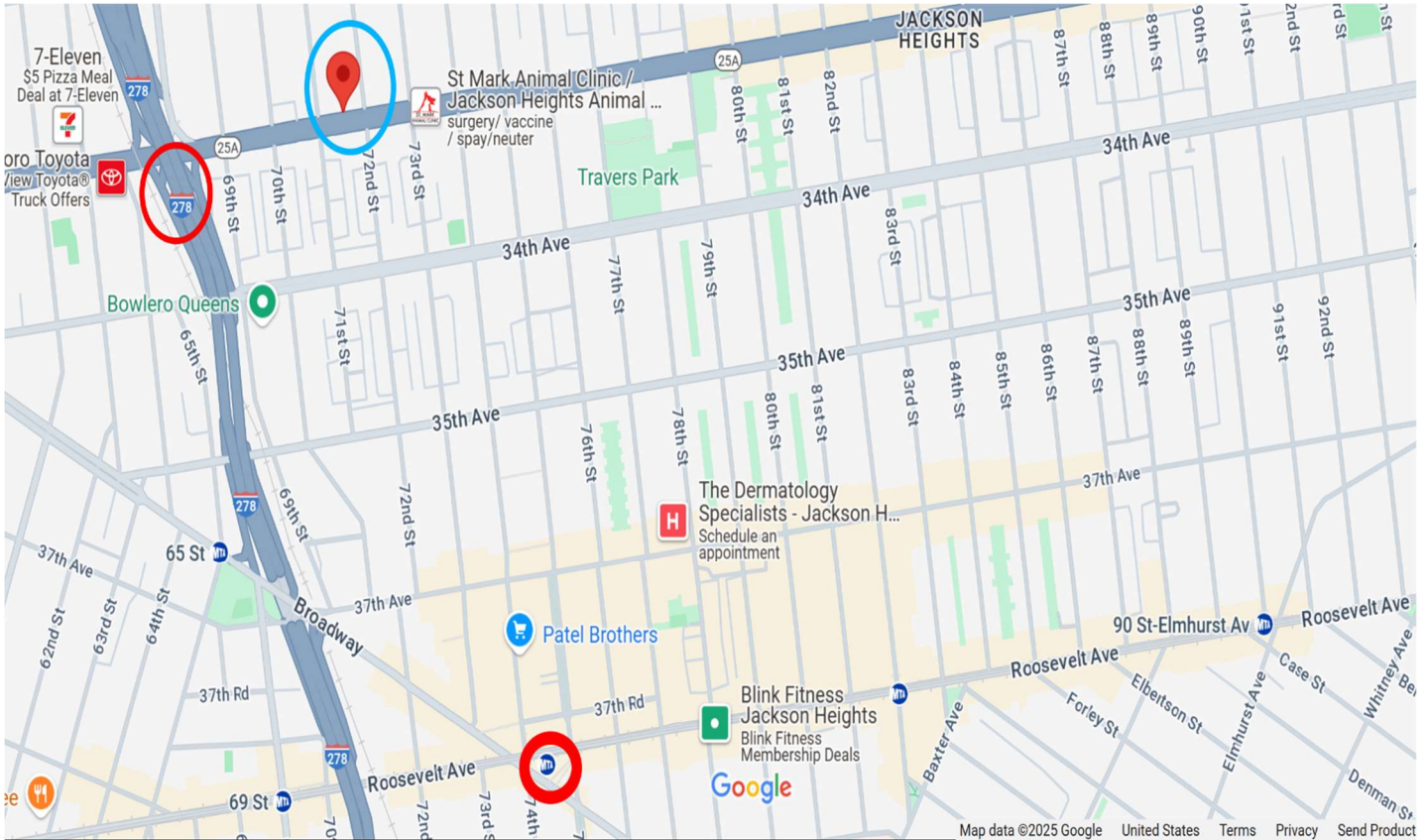
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Near 5 Neighborhoods, Highways, Subway, Major Tenants, Airport and 15 Minutes to Manhattan



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NEXT TO 5 DIFFERENT NEIGHBORHOODS

