



FOR SALE
ASKING PRICE \$7,250,000
PRICE PER SF \$607

41-12 77TH STREET

Elmhurst, NY 11373 | **Queens**

**BRAND NEW
CONSTRUCTION MEDICAL
OFFICE BUILDING
SITUATED DIRECTLY
ACROSS FROM ELMHURST
HOSPITAL**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Brand New Ultra Modern Medical Office Building

- Luxury construction complete with ADA-compliance.
- On-site parking in rear, 4 spaces.
- Delivered vacant.

#2

Located Directly Across the Street from Elmhurst Hospital

Ideal placement for various medical professionals and offices.

#3

Ideal Owner/User or Investment Opportunity

The building offers several qualities ideal for a user or investor, including significant tax savings, prime placement, and quality buildout.

#4

Close To Public Transportation

Short walk to the Roosevelt Ave-Jackson Heights Subway Station with access to 7, E, F, M, & R Trains, providing easy access for staff and patients.

#5

Easily Subdivisible

Individually metered gas, heating & electric utilities per floor.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **41-12 77TH STREET** — Elmhurst, Queens (the 'Property').

41-12 77th Street is a vacant, new construction, ultra-modern, luxury medical office building. Situated directly across the street from Elmhurst Hospital, this five-story facility spans approximately 10,429 square feet, with an additional cellar level. Its luxury construction includes ADA-compliance and striking floor-to-ceiling windows, creating a welcoming environment for both medical professionals and patients. This building is equipped with a powerful 480-volt utility system, configurable for a wide range of medical procedures such as imaging, radiology, biopsies, women's health services, orthopedics, cancer treatments, and surgical suites.

This property is ideal for several opportunities for medical users as well as investors. The prime location of the building across from Elmhurst Hospital allows for various options, including medical practice headquarters and private medical offices across multiple specialties. Additionally, the Elmhurst / Jackson Heights neighborhoods have proven to be thriving locations for medical use and are consistently in demand. Each floor is subdivision-ready with individually metered utilities, allowing flexibility for multiple tenants or specialized practices and increasing the potential cash flow. The property also benefits from a 15-year ICAP tax abatement in place, providing significant tax savings for both owners/users and investors.

Conveniently located just a short walk from the Roosevelt Ave-Jackson Heights subway station, which offers access to the 7, E, F, M, and R trains, this property provides easy access and a convenient commute for staff and patients. It is a prime opportunity for healthcare providers or investors seeking a premium location in a bustling medical district.

For more information or to arrange a property inspection, please contact the exclusive brokers.

PROPERTY SUMMARY

THE OFFERING

Property Address	41-12 77th Street Elmhurst, NY 11373
Location	Off the corner of Broadway between 41st Avenue and 77th Street
Block / Lot	1496 / 13

BUILDING INFORMATION

Gross Lot SF	4,000 SF (approx.)
Lot Dimensions	40' x 100' (approx.)
Stories	5
Above Grade Gross SF	10,429 SF (approx.)
Lower Level Gross SF	1,516 SF (approx.)
Total Gross SF	11,945 SF (approx.)
Building Dimensions	40' x 100' (approx.)
Elevator	1
Year Built	2022
Parking Spaces	4
Total Units	5

ZONING INFORMATION

Zoning	R6B/R5
--------	--------

NYC TAX INFORMATION

Assessment (24/25)	\$838,951
Tax Rate	10.5920%
Taxes (24/25)	\$88,862
Tax Class	4

UNIT / FLOOR BREAKDOWN

FLOOR	USE	GROSS SF	LOSS FACTOR	NET RENTABLE SF
1st Floor (+Cellar)	Medical	4,400	5%	4,180
2nd Floor	Medical	2,200	5%	2,090
3rd Floor	Medical	2,200	5%	2,090
4th Floor	Medical	1,240	5%	1,178
TOTAL		10,040		9,538

**41-12 77TH STREET
FOR SALE**

SURROUNDING AREA MAP



41-12 77TH STREET
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN SCHMITZ

kschmitz@ripcony.com
718.663.2644

FOR FINANCING INQUIRIES:

ADAM HAKIM

ahakim@ripcony.com
646.290.2011

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ANDREW LEOGRANDE

aleogrande@ripcony.com
718.704.1455

JAMES MURAD

jmurad@ripcony.com
646.290.2012

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653