

VACANT TWO-FAMILY BUILDING FOR SALE IN JACKSON HEIGHTS

37-60 83rd Street, Jackson Heights, NY 11372

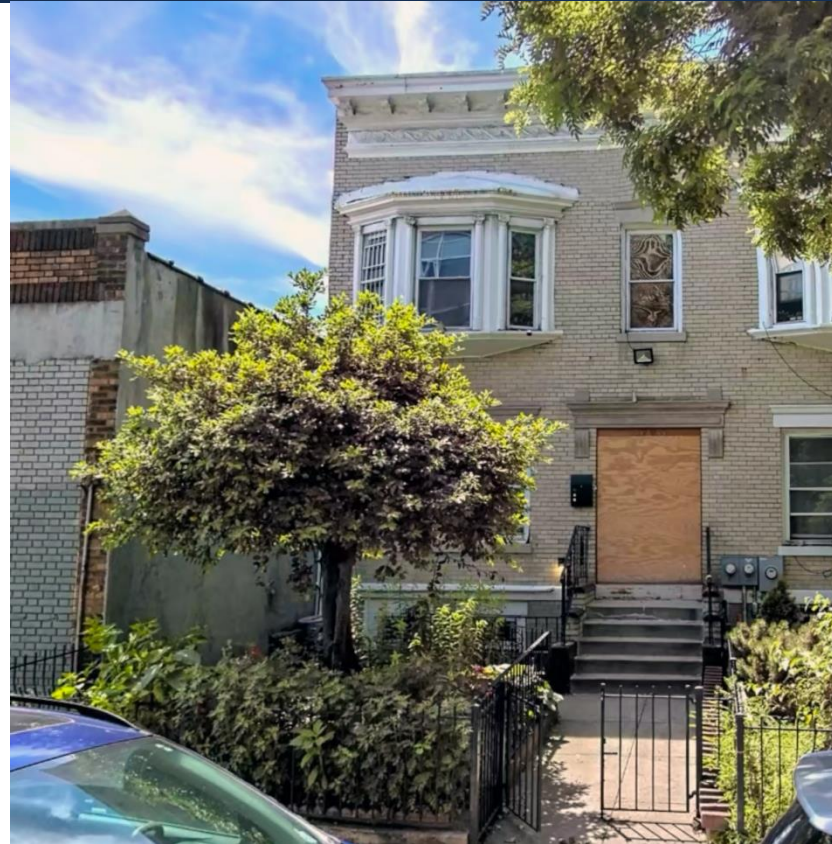
Property Information:

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| Block/Lot: | 1470/36 |
| Lot Dimensions: | 20' x 100' |
| Lot SF: | 2,000 |
| Building Dimensions: | 20' x 52' |
| Stories: | 2 |
| Total Building SF: | 2,200 |
| Zoning: | C4-3 |
| Assessment (20/21): | \$65,100 |
| R.E. Taxes (20/21): | \$8,596 |

DESCRIPTION

The subject property is a vacant two-family building with basement on 83rd Street between 37th and Roosevelt Avenues in Jackson Heights. The building is in a historic district and has landmark status. The zoning allows for conversion to medical office. It can also be developed, with C4-3 zoning allowing for a total buildable size of 6,800 SF for commercial purposes, or 9,600 SF for community facility. The property is conveniently located in the heart of Jackson Heights, steps to the 7 train at the 82nd Street station and a short walk to the Jackson Heights – Roosevelt Avenue transit hub.

ASKING PRICE: \$1,495,000



For More Information, Please Contact Exclusive Agent:

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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.