

# OFFERING MEMORANDUM

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37-33 75th Street | Jackson Heights, New York 11372

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

37-33 75th Street | Jackson Heights, New York 11372

<b>Building Size:</b>	4,836 SF	<b>Lot Size:</b>	0.09 Acres
<b>Number of Units:</b>	8	<b>Zoning:</b>	R5
<b>Annual Taxes:</b>	\$28,000.00	<b>Sale Price:</b>	Price on Request

See pages 6-7 for Current Financial Information

## Property Overview

Exceptional opportunity to reposition a well-maintained two-story property in the heart of Jackson Heights, Queens. Perfectly suited for conversion to professional or medical office use. Located on a picturesque, tree-lined block, this asset offers low taxes, minimal maintenance, and strong long-term upside for owner-users or investors seeking to capitalize on the area's thriving commercial landscape.

Surrounded by established medical practices, professional offices, and bustling retail corridors, the property benefits from proximity to major transportation hubs, essential services, and key Queens neighborhoods—including direct access to Long Island. Its strategic location and flexible layout make it an ideal candidate for private clinics, wellness centers, dental offices, or boutique office suites

## Property Highlights

- Well-Maintained Asset: Two-story building with strong curb appeal and low operating costs, ideal for office conversion.
- Prime Location: Situated on a quiet, tree-lined street in Jackson Heights surrounded by medical and professional offices.
- Transit & Business Access: Near major transportation routes, retail corridors, and essential services.
- Repositioning Potential: Excellent opportunity for owner-users or investors to create boutique office suites or medical space

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Steven Llorens**

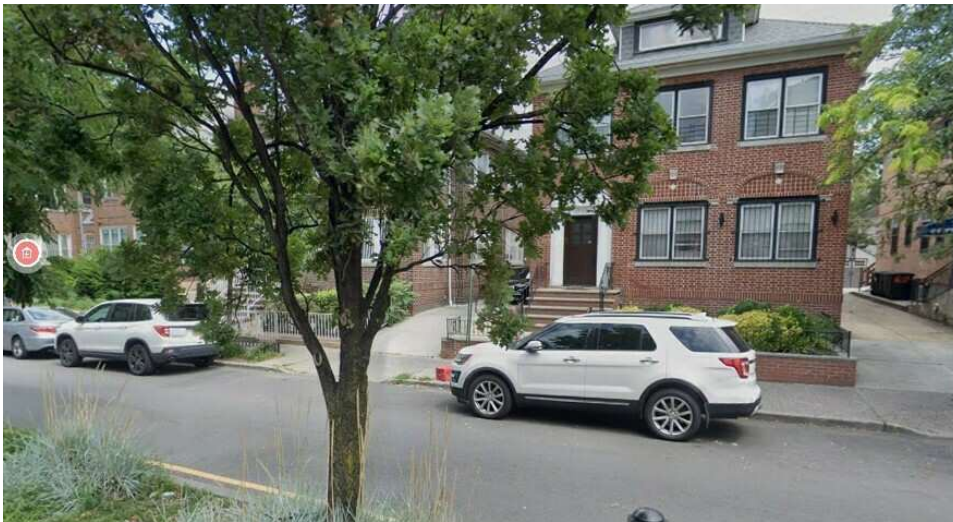
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**Andreas Nakos**

Licensed Real Estate Salesperson  
917.886.6918 Email: andreas.nakos@elliman.com

# ADDITIONAL PHOTOS

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# RETAILER MAP

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# AERIAL VIEW OF PROPERTY

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# RENT ROLL



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Suite	Rent
1	\$15,480
2	\$21,501
3**	\$27,996
4*	\$31,200
5	\$27,600
6*	\$35,400
7	\$48,000
8	\$36,000
<b>Totals</b>	<b>\$243,177</b>

Units 4 and 6 pay \$250 per month for private parking. Cost included in the total Annual Rent Displayed.  
Unit 3 is subsidized by Section 8.

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# INCOME & EXPENSES



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## Income Summary

Gross Income	\$243,177
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## Expenses Summary

Annual Taxes	\$28,000
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Insurance	\$7,000
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Superintendent	\$3,600
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Water	\$4,800
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Electric	\$13,200
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Operating Expenses	\$56,600
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Net Operating Income	\$186,577
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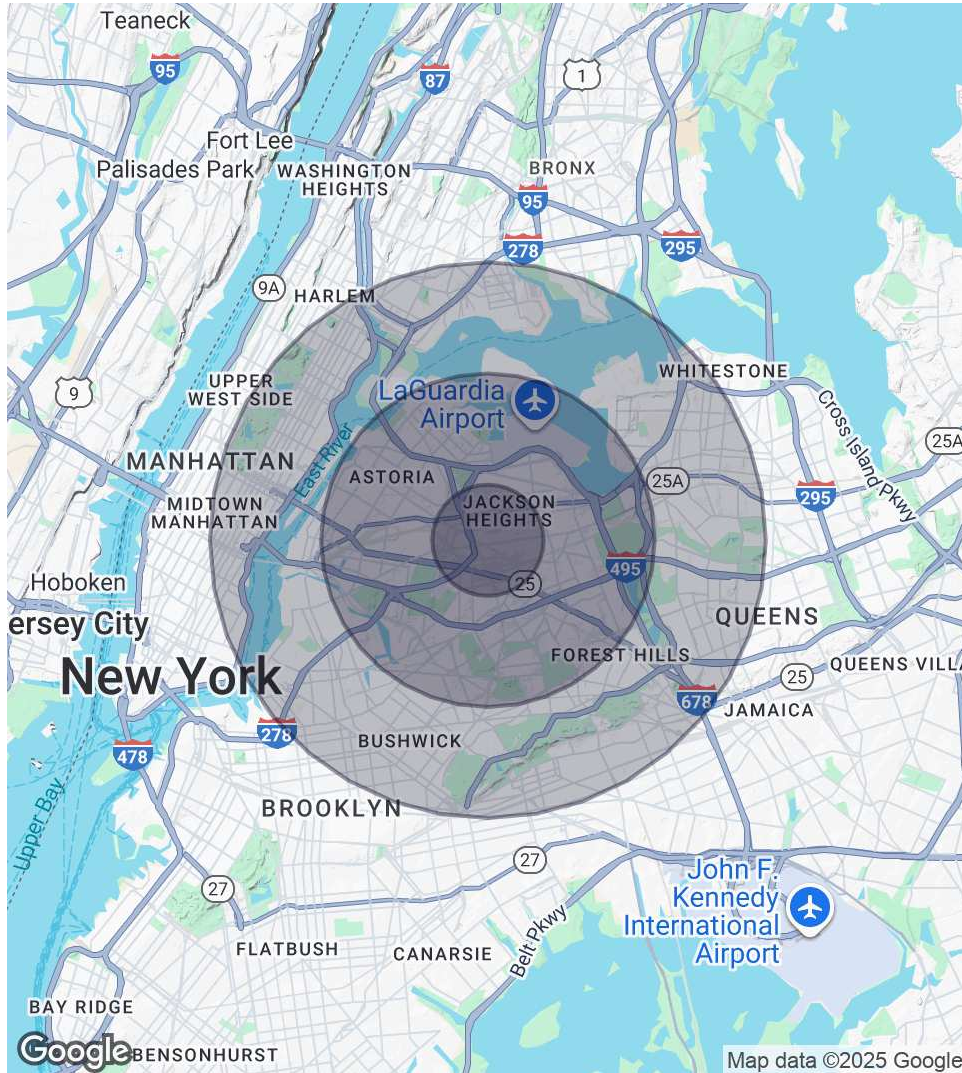
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# DEMOGRAPHICS MAP & REPORT

37-33 75th Street | Jackson Heights, New York 11372



## 1 Mile Radius

**Population**  
199,975  
**Households**  
67,548  
**Average HH Income**  
\$92,238

## 3 Miles Radius

**Population**  
823,025  
**Households**  
305,748  
**Average HH Income**  
\$104,366

## 5 Miles Radius

**Population**  
2,512,366  
**Households**  
1,002,007  
**Average HH Income**  
\$115,370

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.