

35-52  
94TH STREET

JACKSON HEIGHTS



JACKSON HEIGHTS BUILDING FOR SALE

BRIDGE

# 35-52 94TH STREET

QUEENS, NEW YORK



## INVESTMENT SALES

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# OVERVIEW

|                    |                                           |
|--------------------|-------------------------------------------|
| ADDRESS            | 35-52 94 <sup>th</sup> Street, Queens, NY |
| ASKING PRICE       | \$3,250,000                               |
| NEIGHBORHOOD ASSET | JACKSON HEIGHTS                           |
| TYPE               | MULTIFAMILY                               |
| BLOCK & LOT        | 1467-30                                   |
| GFA                | 12,760                                    |
| LOT SIZE           | 40' x 100'                                |
| ZONING             | R6A                                       |
| STORIES            | 4                                         |
| NUMBER OF UNITS    | 16                                        |
| YEAR BUILT/ALTERED | 1930                                      |
| 2026 TAXES         | \$58,382                                  |

# INVESTMENT HIGHLIGHTS

STABLE CASH FLOW OPPORTUNITY WITH A WELL-POSITIONED  
16-UNIT MULTIFAMILY ASSET

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PREMIER JACKSON HEIGHTS LOCATION IN ONE OF QUEENS'  
STRONGEST RENTAL MARKETS

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TRANSIT-ORIENTED INVESTMENT OFFERING EXCEPTIONAL  
CONNECTIVITY THROUGHOUT NEW YORK CITY

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SIGNIFICANT VALUE-ADD POTENTIAL THROUGH STRATEGIC  
CAPITAL IMPROVEMENTS AND OPERATIONAL ENHANCEMENTS

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LONG-TERM APPRECIATION SUPPORTED BY STRONG  
NEIGHBORHOOD FUNDAMENTALS AND LIMITED HOUSING  
SUPPLY

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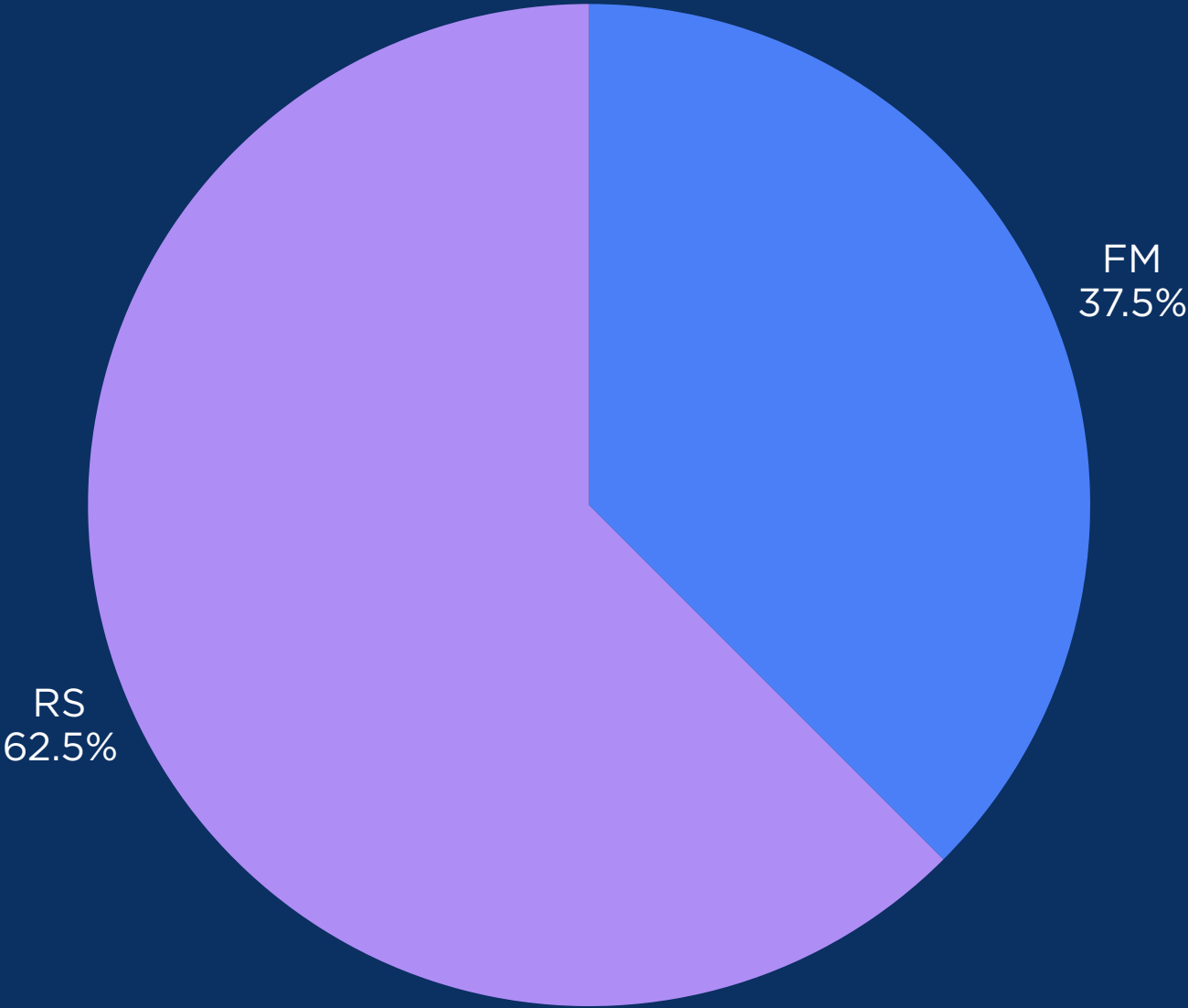
RESIDENTIAL INCOME

| UNIT  | STATUS     | LXP          | LEGAL RENT | IN-PLACE MONTHLY RENT |
|-------|------------|--------------|------------|-----------------------|
| 1A    | RS (Super) | June-26      | \$1,125    | \$1,125               |
| 2A    | RS         | February-28  | \$2,170    | \$2,000               |
| 3A    | FM         | September-26 | -          | \$1,950               |
| 4A    | RS         | July-26      | \$1,823    | \$1,823               |
| 1B    | FM         | September-26 | -          | \$2,050               |
| 2B    | FM         | September-26 | -          | \$2,050               |
| 3B    | RS         | September-26 | \$1,139    | \$1,139               |
| 4B    | RS         | February-28  | \$2,504    | 1,865                 |
| 1C    | RS         | November-26  | \$1,299    | \$1,299               |
| 2C    | FM         | November-26  | -          | \$2,200               |
| 3C    | RS         | July-26      | \$1,608    | \$1,608               |
| 4C    | RS         | August-26    | \$1,569    | \$1,569               |
| 1D    | RS         | October-27   | \$1,716    | \$1,716               |
| 2D    | FM         | July-26      | -          | \$2,150               |
| 3D    | FM         | November-26  | -          | \$2,000               |
| 4D    | RS         | April-26     | \$868      | \$868                 |
| TOTAL |            |              | \$27,412   |                       |

MISCELLANEOUS REVENUE

| USE     | UNITS | \$/UNIT | MONTHLY RENT | ANNUAL RENT |
|---------|-------|---------|--------------|-------------|
| STORAGE | 8     | \$250   | \$2,000      | \$24,000    |
| TOTAL   |       |         | \$24,000     |             |

RESIDENTIAL UNIT MIX



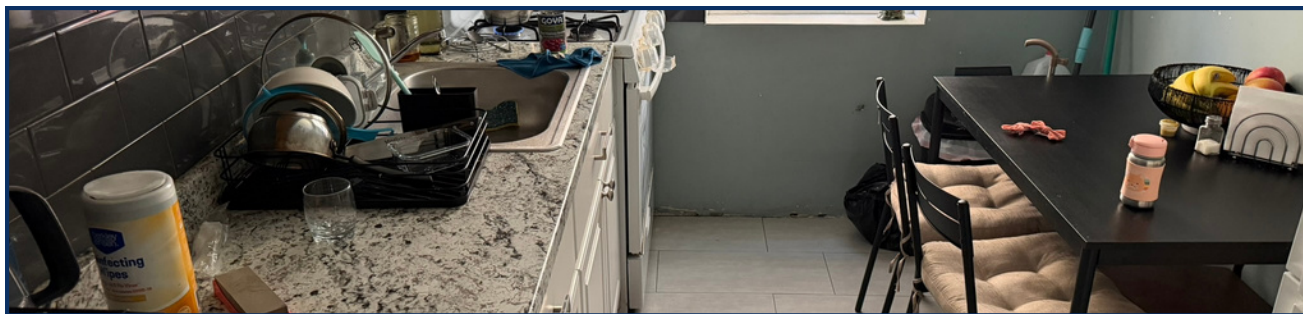
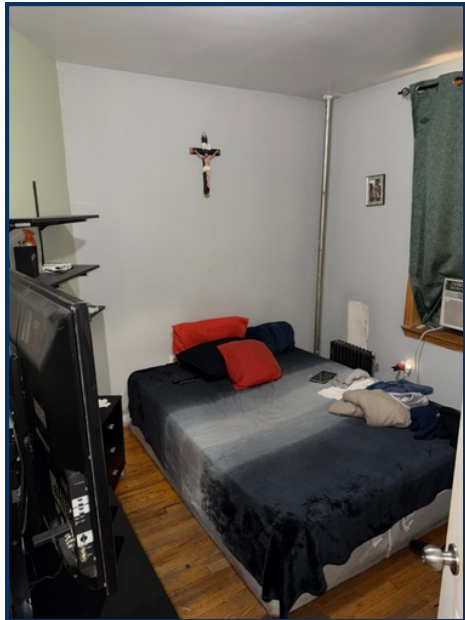
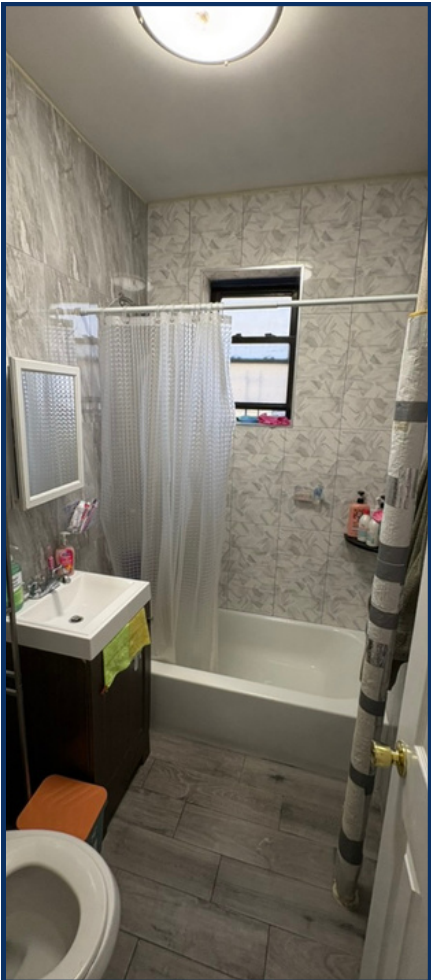


EXPENSE BREAKDOWN

|                       | PROJECTION   |  | % of EGI |  | PROJECTED        |
|-----------------------|--------------|--|----------|--|------------------|
| PROPERTY TAXES        | 26' Actual   |  | 26.61%   |  | \$58,382         |
| INSURANCE             | 26' Actual   |  | 4.99%    |  | \$ 18,000        |
| OIL AND ELECTRIC      | 26' Actual   |  | 4.71%    |  | \$ 17,000        |
| WATER & SEWER         | \$1.00 / GSF |  | 4.99%    |  | \$ 18,000        |
| REPAIRS & MAINTENANCE | 26' Actual   |  | 1.94%    |  | \$ 7,000         |
| SUPER SALARY          | 26' Actual   |  | 0.00%    |  | Included in rent |
| MANAGEMENT            | 3% of EGI    |  | 3.00%    |  | \$ 10,823        |
|                       |              |  | 36.6%    |  | \$129,205        |

INVESTMENT SUMMARY

|                      |           |
|----------------------|-----------|
| NET OPERATING INCOME | \$223,739 |
|----------------------|-----------|



# OPPORTUNITY

35-52 94th Street is a well-maintained multifamily apartment building located in the heart of Jackson Heights, Queens, one of New York City’s most established and desirable residential neighborhoods. Built in 1930, the property features 16 residential units across four stories and offers investors a classic pre-war asset in a neighborhood known for its strong rental fundamentals and enduring tenant demand.

The property is ideally situated within a vibrant, transit-oriented community offering convenient access to the 7 subway line at both the 90th Street-Elmhurst Avenue and Junction Boulevard stations. Residents also enjoy proximity to numerous bus routes, major thoroughfares, and an extensive selection of neighborhood amenities, including restaurants, grocery stores, local retailers, schools, and healthcare facilities.

Jackson Heights is widely recognized for its diverse population, pedestrian-friendly streets, and limited supply of new multifamily housing, creating a highly competitive rental market. The neighborhood’s consistent demand, excellent connectivity to Manhattan and surrounding boroughs, and strong community infrastructure continue to support stable occupancy rates and long-term rent growth.

35-52 94th Street presents investors with an opportunity to acquire a stabilized multifamily asset in one of Queens’ most resilient rental submarkets. The property’s desirable location, proven income-producing characteristics, and potential for future value enhancement through strategic capital improvements position it as an attractive long-term investment with both dependable cash flow and appreciation potential.

**\$3.25M**  
  
ASKING  
PRICE (\$)

**\$254**  
  
PRICE PER  
SQ FT

**6.9%**  
  
IN-PLACE  
CAP RATE

# NEIGHBORHOOD

38

AVERAGE AGE IN JACKSON HEIGHTS

\$102K

AVERAGE HHI IN JACKSON HEIGHTS

94/100

WALK SCORE IN JACKSON HEIGHTS

## NEIGHBORHOOD OVERVIEW

Jackson Heights is one of Queens’ most vibrant and well-established residential neighborhoods, renowned for its cultural diversity, tree-lined streets, and strong sense of community. The neighborhood features a mix of classic pre-war apartment buildings, cooperative residences, and local businesses that create a dynamic urban environment while maintaining a welcoming residential character.

Residents benefit from exceptional accessibility, with multiple public transportation options including the 7, E, F, M, and R subway lines, as well as several bus routes providing convenient connections throughout Queens and Manhattan. Major roadways such as the Brooklyn-Queens Expressway (I-278) and Grand Central Parkway are also easily accessible, making commuting by car equally convenient.

Jackson Heights offers an extensive array of neighborhood amenities, including international restaurants, grocery markets, cafés, parks, schools, healthcare facilities, and neighborhood retail along Roosevelt Avenue, Northern Boulevard, and 37th Avenue. The area’s lively commercial corridors and diverse dining scene make it one of the most sought-after destinations in Queens for both residents and visitors.



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