

Vacant Multi-Story Retail Building for Sale



40-44 82nd Street | Elmhurst, NY 11373

Between Roosevelt and Baxter Avenues

PRICE REDUCED:
\$2,650,000



Corp.

GROCERY

ELMHURST PHARMACY
PRESCRIPTIONS
SURGICALS 718-507-7200

40-44 ELMHURST 82 PHARMACY
718-507-7200

FOOT SPECIALIST
DOCTOR DE LOS PIES
DR. T. EFKARPIDES
718-507-3800
CASH ACCEPTED

DENTIST
AURA M. SCHWITT DDS

GU... DEL... 718-...

8am - 8:30am Except Sunday
2 hour metered parking
8:30am - 7pm Except Sunday
454

DRA YING
LIC ACUPUNCTURISTA
SPECIALISTA EN:
ALERGIAS
MIGRAJAS
DOLORS CRONICOS
STRESS
NUP

Total Family Health Care
MEDICAL DENTAL
429-...
Internal Medicine
Pediatrics
Gynecology
Laboratory and Disease
Pain Control
Weight Control
Acupuncture
AURA M. SCHWITT DDS



THE SUMMARY

40-44 82nd St is a distinctive two-story building in Elmhurst, constructed in 1931, and comprised of three units. Nestled at the crossroads of Corona, Jackson Heights, and Elmhurst, this property stands out due to its total vacancy and the fact that no similar properties have been sold in the area for some time.

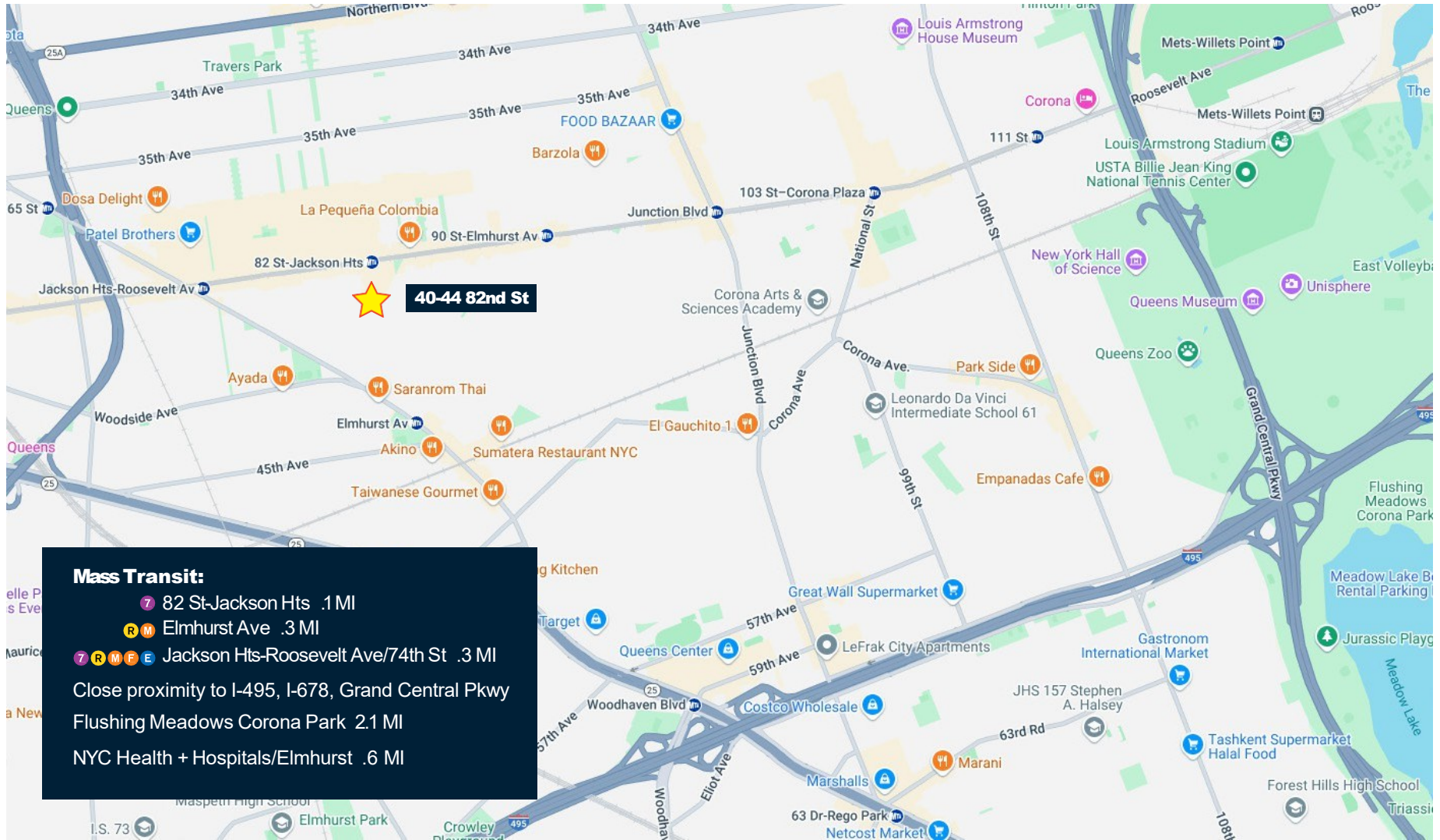
The first floor is designed as a retail space, ideal for an owner-user seeking a prime location for their business. Above it, the second floor serves as office space, providing a versatile environment for professional use.

The third floor features a spacious three-bedroom apartment, offering comfortable living quarters. Additionally, the property benefits from convenient access to multiple subway lines, including the 7, R, M, E, and F trains, enhancing its appeal for both commercial and residential purposes.

PROPERTY OVERVIEW

Property Type	Multi-Story Retail
Units	3
Lot Size	2,011 SF
Lot Dimensions	18.8' x 118.98'
Building SF	4,262 SF
Building Dimensions	20' x 60'
Max Buildable	4,262 BSF
Existing FAR Max FAR & Air Rights	2.43 4,887
Zoning	R6, C1-3
Taxes	\$26,501





FOR MORE INFORMATION, PLEASE CONTACT:

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