

FOR SALE or LEASE

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RE/MAX TEAM

CALL ME FOR ALL YOUR REAL ESTATE NEEDS
 EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed

For Sale Or Rent: Prime Elmhurst Location 2,631 Sq.Ft Community Facility Condo
 85-23 BROADWAY, ELMHURST, NY, 11373 (Units C1-C2-C3-C5-C6-C7)

For Sale: \$788,888 (\$299 per SF) or For Lease: \$5,500 per month (\$21 per SF)
Lower Level : Ideal for a Community Center, School, Medical, Religious, etc, etc.

Video: <https://youtu.be/-uF-tgGIZlk> (Highlight Link and Open in New Window)



Description: Prime Elmhurst location 2,631 Sq.Ft lower level community facility 6-unit condo package deal. Priced at only \$299 per SF. Lowest price in Queens! Formerly used as a school. Maintenance: \$1,080 p/month. Taxes \$310 per month. Tax Abatement until 2031.

Located in Broadway Towers, only 2 blocks to Queens Blvd & subway.
 Ideal for school, medical, religious, or any other community facility. Great investment.

Population: 1 MILE: 225,353 3 MILE: 911,245 5 MILE: 2,387,487

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.

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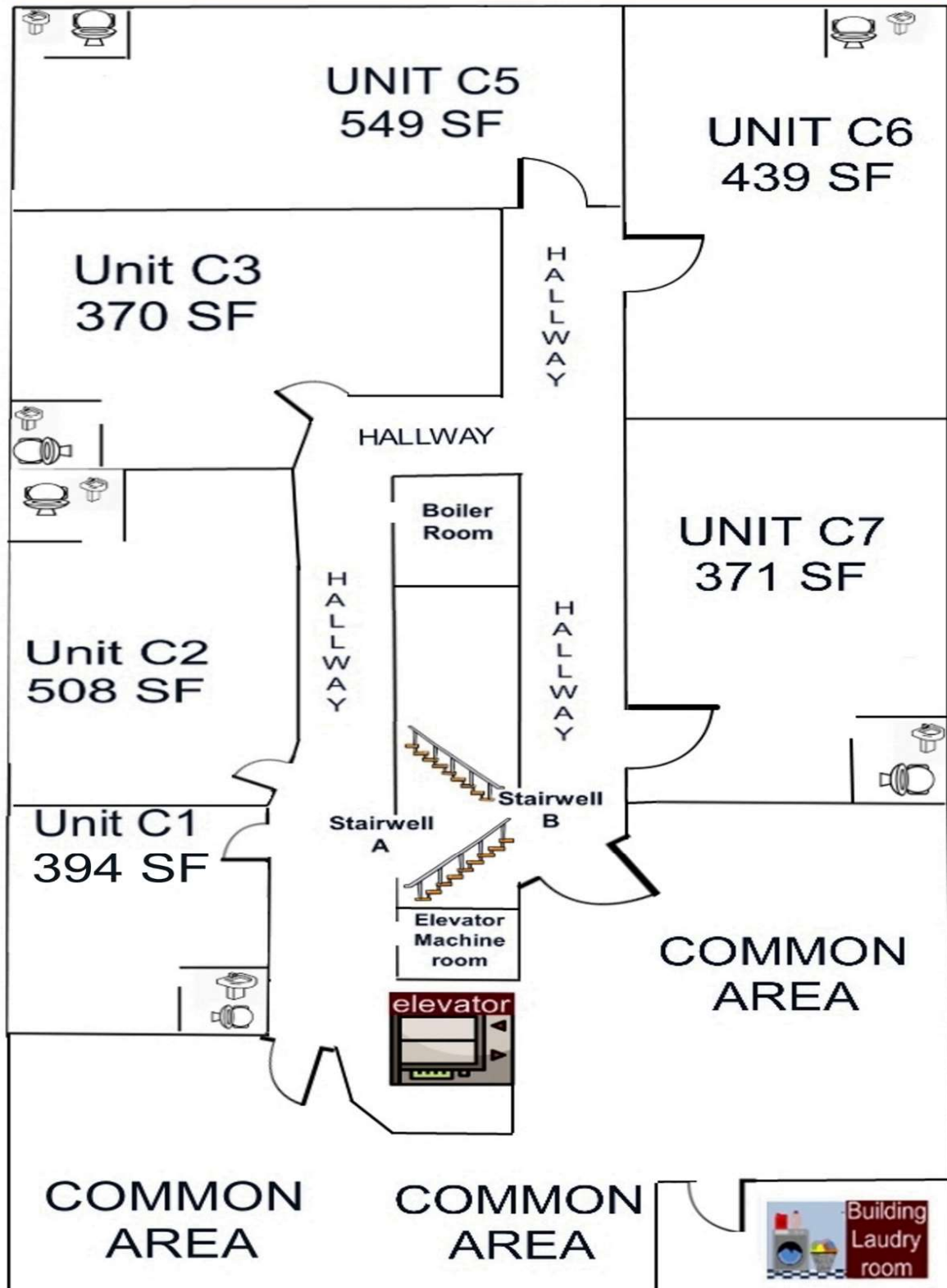
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2,631 SQ.FT COMMUNITY FACILITY CONDO.



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BUILDING ENTRANCE



SECURE BUILDING ENTRANCE WITH LOBBY AND CAMERA BUZZERS IN EACH UNIT




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BUILDING HALLWAY ON 1ST FLOOR



BUILDING HALLWAY ON 1ST FLOOR (NOTE ELEVATOR AND 2 SEPARATE STAIRCASES)



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All (or some) of these units can be combined by removing the sheetrock walls between these units.



THERE ARE 6 OF THESE HANDYCAP ACCESS BATHROOMS (1 IN EACH UNIT)



ELEVATOR TO LOWER-LEVEL

LOWER LEVEL ELEVATOR

LOWER LEVEL Laundry-room

