

PROPERTY FOR LEASE
VICTOR D. WEINBERGER
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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

RE/MAX TEAM

PRIME ELMHURST/QUEENS LOCATION 2,100 Sq.Ft. OFFICE/RETAIL FOR RENT
76-26 BROADWAY, ELMHURST, NY, 11373 (Also known as 76-12 41st AVE)
 90 FEET FRONTAGE ON BROADWAY WITH SEVERAL CAR PARKING
 ACROSS ELMHURST HOSPITAL AND 400 FEET TO MAIN QUEENS SUBWAY/BUS STOP

Video: <https://youtu.be/kvOwz7aYUrE> (Hight Link and Open in new window)

EAST TO WEST VIEW



Description: 2,100 SF block front office, situated across Elmhurst Hospital, and only 400 feet to the main subway (E-F-M-R-#7), and bus depot in Queens. Broadway has 30,000 daily car traffic and is one of the most populated areas in the entire NYC. This is one of the hottest locations available for rent for any medical, any office or various retail stores in the borough of Queens. Parking available on premises & the municipal lot is directly across the street. Formerly used as an award-winning real estate office, and medical facility; which benefited from this superb location for 40+ years.

Rent: \$125,000 per year (plus insurance, and 50% of the taxes)

Population: 1 MILE: 202,353 3 MILE: 941,245 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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PROPERTY INFORMATION

Address

Primary address	7626 Broadway
Alternate address(es)	76-12 41st Ave
Zip code	11373
Neighborhood	Elmhurst
Borough	Queens
Block & lot	01496-0006



Property Taxes

Tax class	4
Property tax	\$39,999
Property tax tentative	\$43,965

Lot

Lot sqft	4,095
Lot dimensions	89 ft x 100 ft
Ground elevation	77 ft
Corner lot	SW

Zoning

Zoning districts	R6B i
Zoning map	9d

Building

Building class	Office Only 2-6 Stories (02) i
Square feet	6,360
Building dimensions	35 ft x 25 ft
Buildings on lot	1
Stories	3
Roof height	31 ft
Year built	1931 (estimated)
Year last altered	1987 i

Structure type	Small retail
Construction type	Masonry
Grade	B

Use

Class A units	3 i
Commercial units	1
Office sqft	6,360
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	2
Facility FAR	2
FAR as built	1.55 i
Allowed usable floor area	8,200
Usable floor area as built	6,355
Unused FAR	1,845

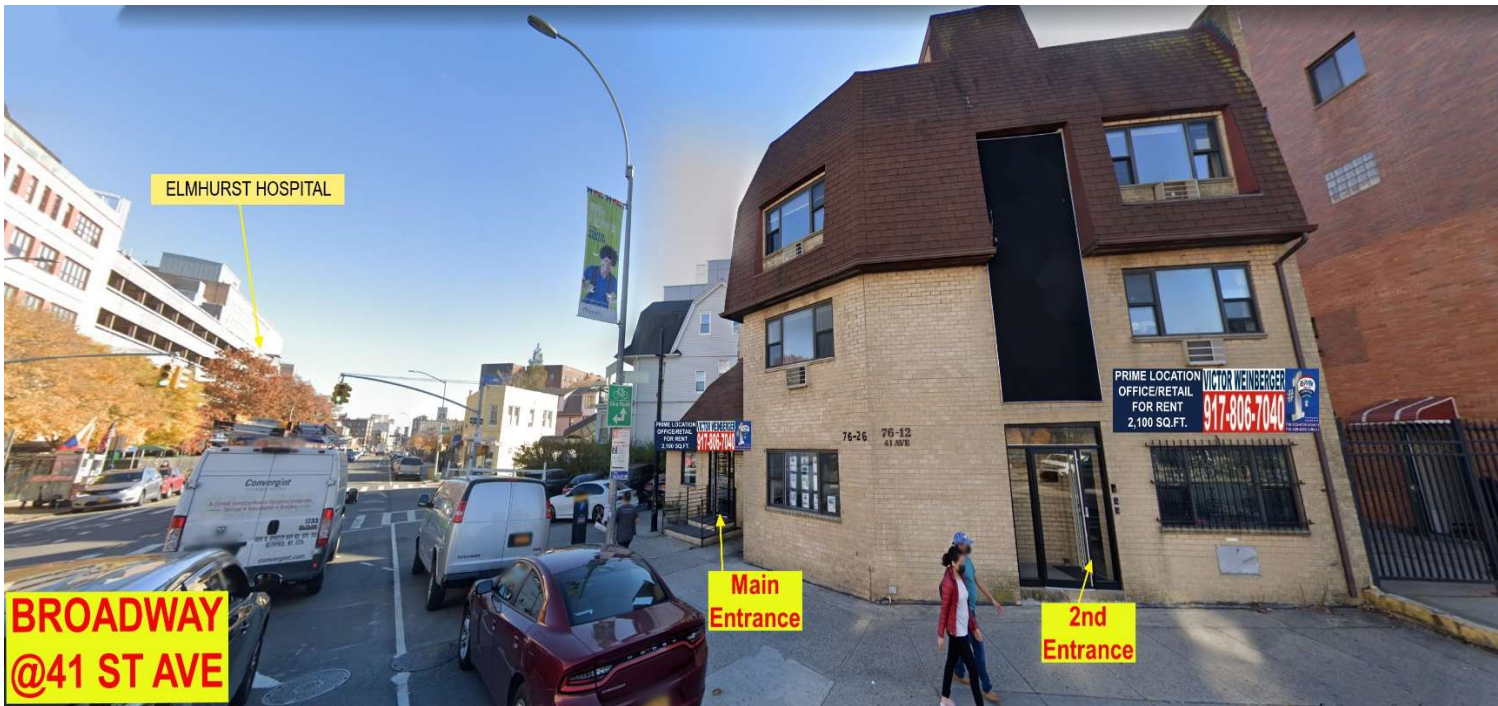
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NORTH TO SOUTH VIEW



WEST TO EAST VIEW



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MAIN SUBWAY AND BUS STOP IN QUEENS 2 BLOCKS AWAY



AERIAL MAP



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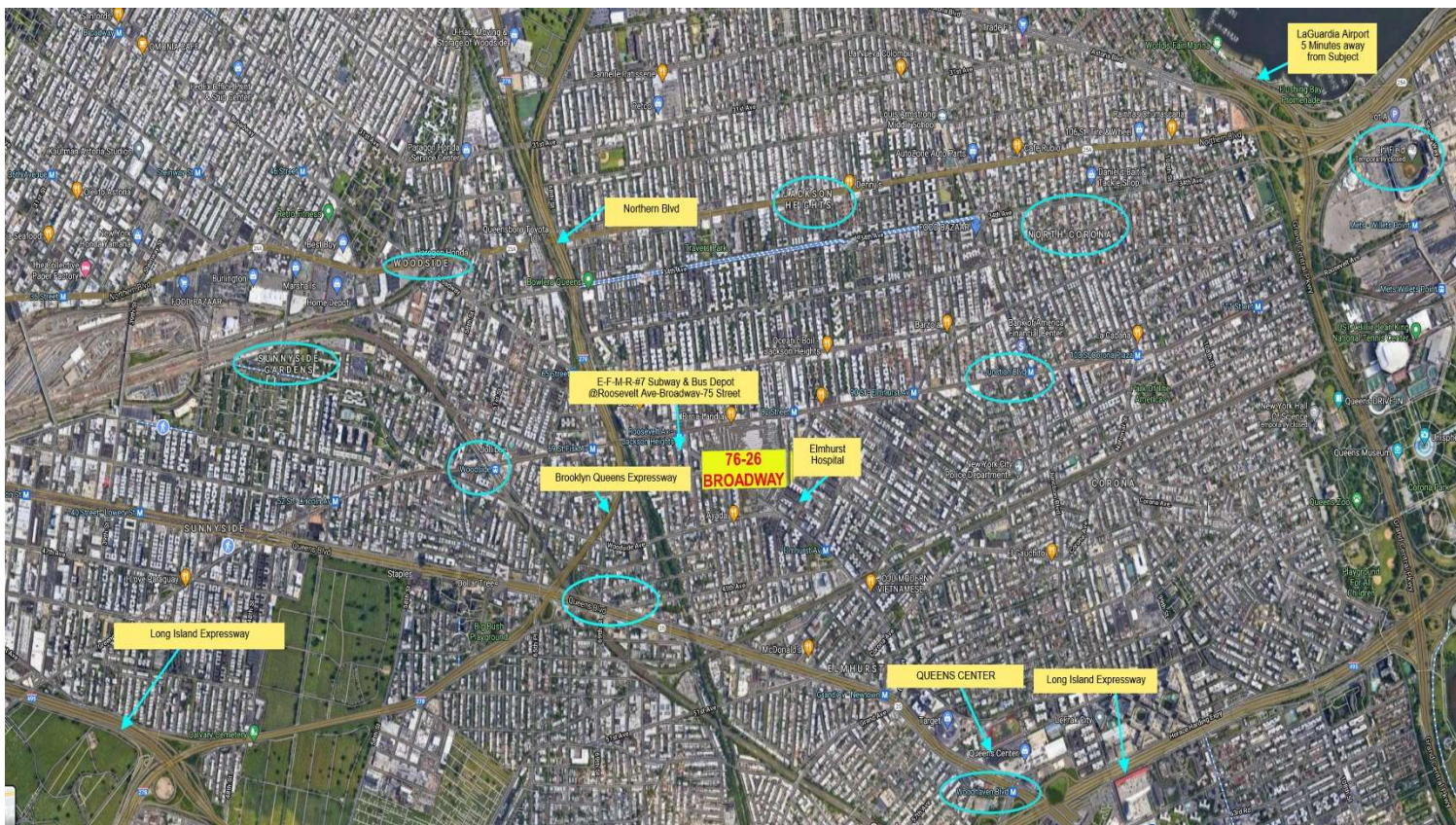
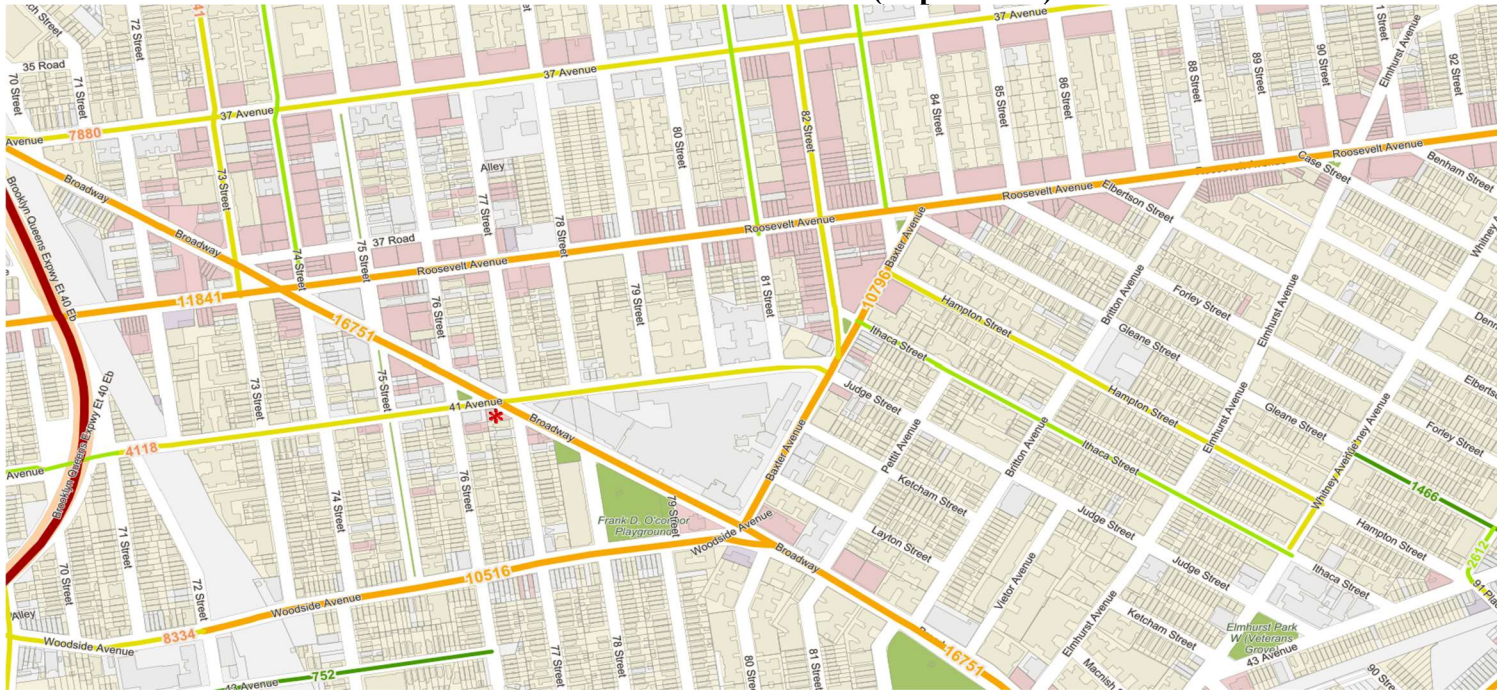
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DAILY CAR TRAFFIC MAP (as per DOT)



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BUILDING AND LOT OUTLINE



TAX MAP

