

Prime Corner Commercial Building For Sale

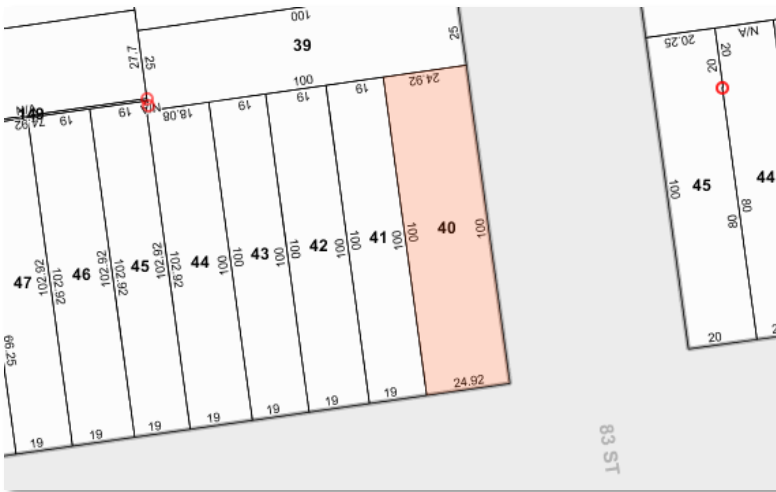
Delivered Vacant – Ideal Residential/Office Conversion or User Opportunity

82-19 Northern Boulevard, Jackson Heights, NY 11372



REAL ESTATE ADVISORS

REDUCED PRICE: \$3,600,000



PROPERTY INFORMATION

Block / Lot	1412 / 40
Building Class	K4 – Store, Apartments above
Lot Size	24.92' x 100' (approx)
Lot Area	2,492 SF (approx.)
Building Dimensions	24.92' x 100' (approx)
Stories	3
Gross SF	7,476 SF (approx)
Zoning	C1-2 / R4
FAR	0.9 Residential / 1.0 Commercial 2.0 Community Facility Bonus
Available Air Rights	-2,191
Assessment (19/20)	\$494,550
RE Taxes (19/20)	\$51,996.98

BUILDING LAYOUT

1 st Floor	Retail & Garage (rear)	2,492 SF (Approx.)
2 nd Floor	Offices	2,492 SF (Approx.)
3 rd Floor	Office & 3BR Apartment	2,492 SF (Approx.)

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 82-19 Northern Boulevard, a 3-story commercial building comprised of +/- 7,476 SF in Jackson Heights, Queens, NY. The building consists of ground floor retail space, with offices and (1) 3-bedroom apartment on the upper floors. There is also an attached two-car garage in the rear. The subject property is situated in a high traffic location at the northwest corner of Northern Boulevard & 83rd Street in Jackson Heights, with a daily traffic count of +/- 31,000 cars. The entire property will be delivered vacant, posing a prime opportunity for residential/office conversion or a retail owner/operator. All inspections must be by appointment only.

For more information, please contact exclusive agents:

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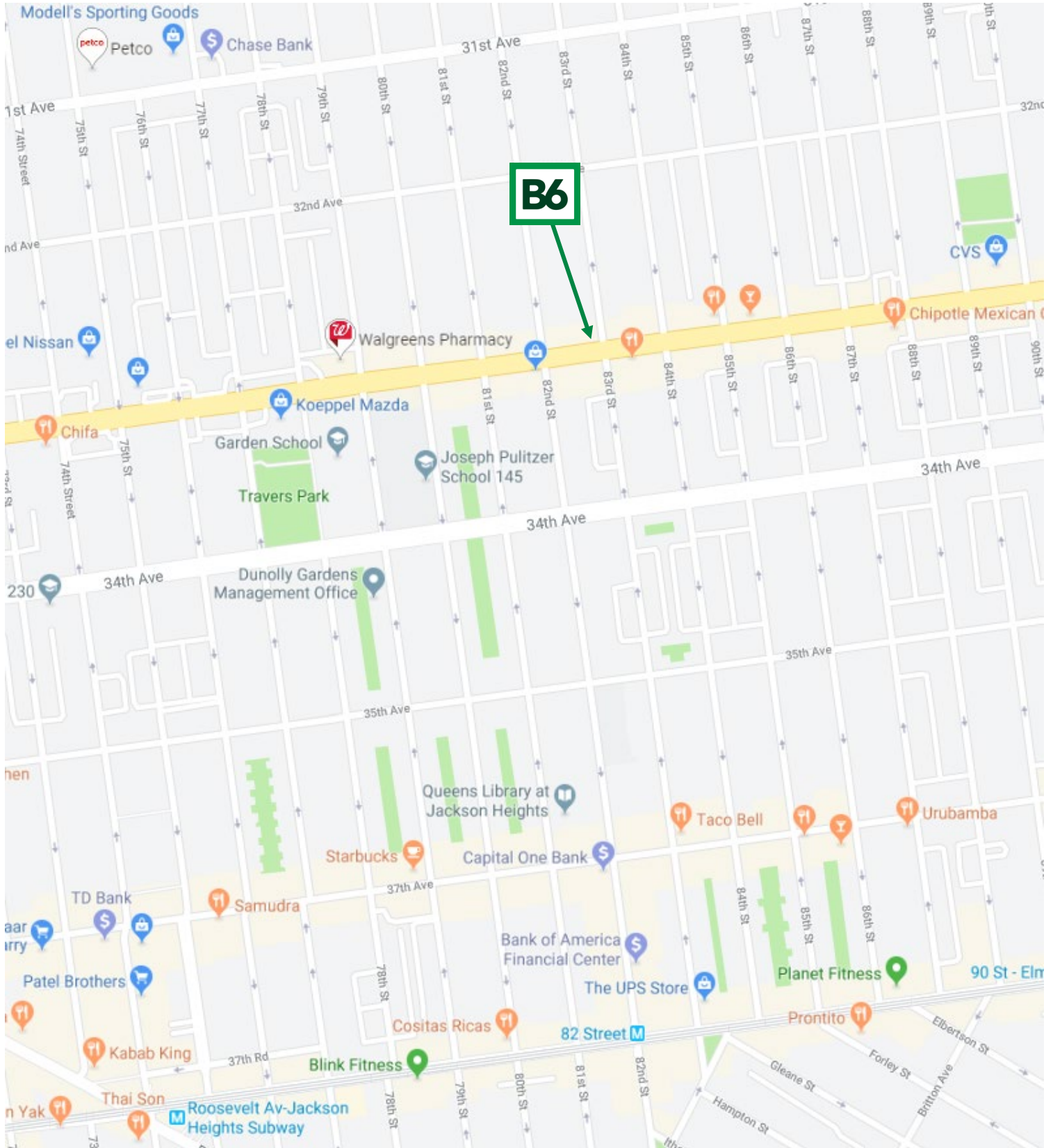
RRappa@B6realestate.com

AREA MAP

82-19 Northern Boulevard, Jackson Heights, NY 11372



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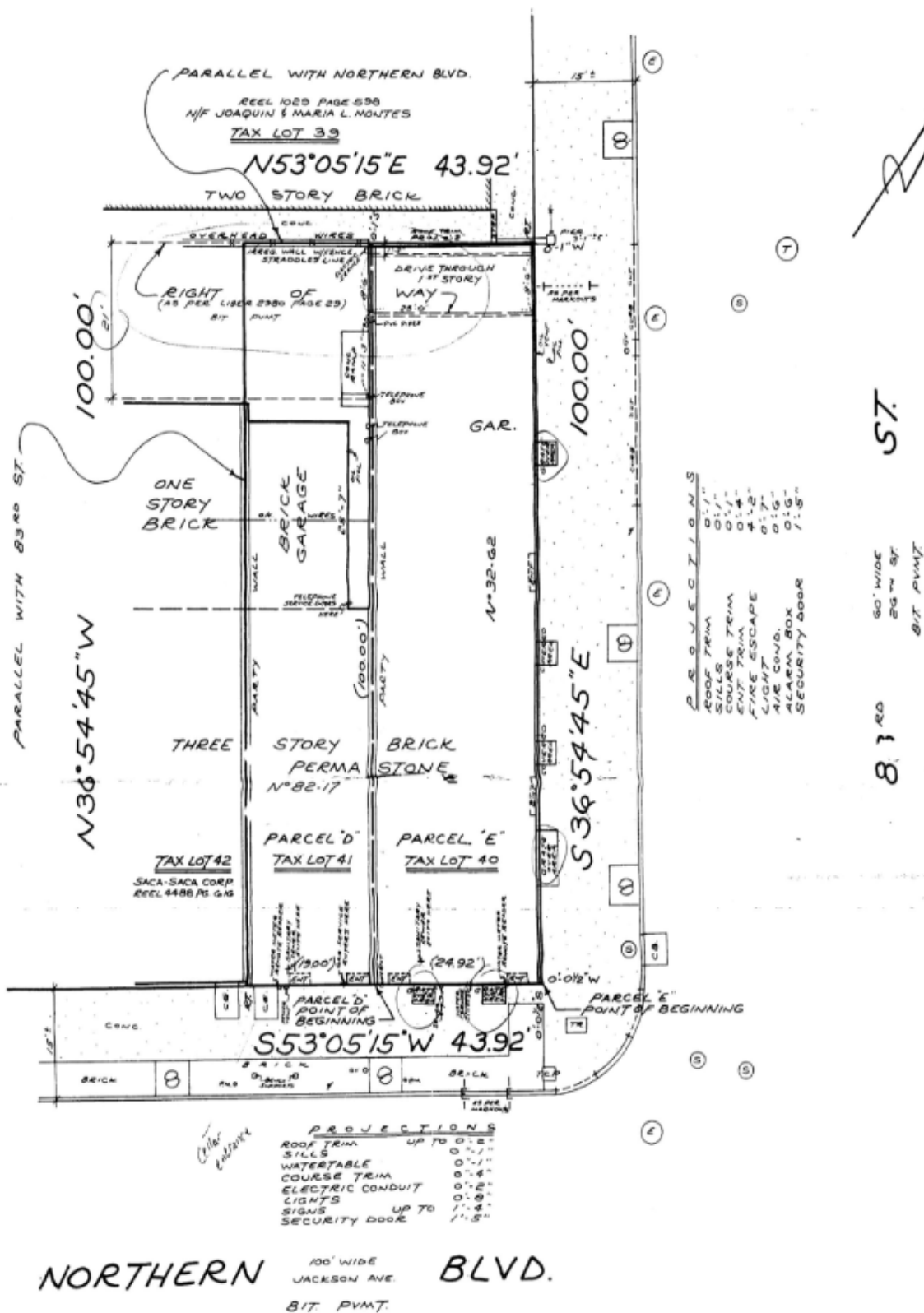


SURVEY

82-19 Northern Boulevard, Jackson Heights, NY 11372



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CERTIFICATE OF OCCUPANCY

82-19 Northern Boulevard, Jackson Heights, NY 11372



REAL ESTATE ADVISORS

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF QUEENS, CITY OF NEW YORK

No. **Q 122021**
Date **1/21/58**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter and Sections 220-18.3 to 220-18.7 inclusive Administrative Code 2.1.1.1, of 1957, Building Code)

This certificate represents C. O. No. _____

To the owner or owners of the building or premises:

THIS CERTIFIES that the premises—**apartment building—premises located at**
82-19 Northern Blvd., N.W. Cor. 83rd St. Block **1422** Lot **40**

conforms substantially to the approved plans and specifications, and to the requirements of the Building Code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

NEAREST No. — **Alt. 2729/57** **Construction classification —** **Non-Fire**

Occupancy classification — **Common** **Height —** **36** **feet**

Date of completion — **2/14/58** **Located in —** **Business** **Use District**

This certificate is issued subject to the limitations hereinafter specified and to the following provisions of the Board of Standards and Appeals: (Consider section 10 in special laws)

PERMISSIBLE USE AND OCCUPANCY

STORY	TYPE GRADE (Sq. Ft.)	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	On St.				Toilet, Storage & Recessing
1	75			40	Chapel & Garage
2	60			60	Repeating room & toilets
3	40			27 max.	Dwelling

John J. Kelly
Borough Superintendent

THIS CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.