

40-15

81ST STREET ELMHURST, NY

LOT AREA:	+/- 16,000 SF
BUILDING AREA:	+/- 68,194 SF
LOT DIMENSIONS:	160' x 100'
BLOCK/ LOT:	1492/ 49
ZONING:	R6
BUILDING CLASS:	D1
STUDIO APARTMENTS:	36
1 BEDROOM APARTMENTS:	71

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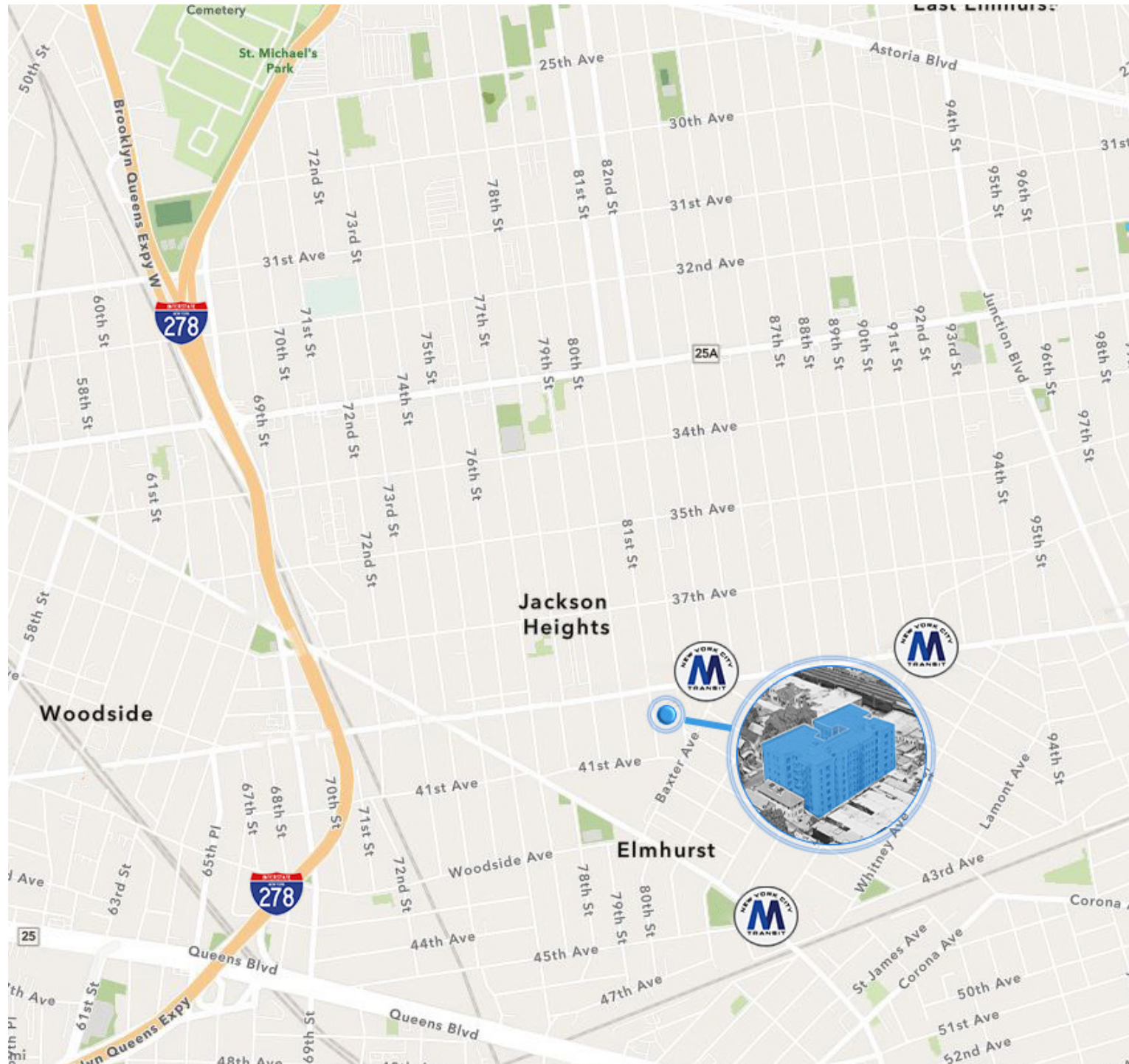


PRIME 6 STORIES – 107 UNITS

ELEVATOR SERVICED APARTMENT BUILDING (2 ELEVATORS)

COLLIERS INTERNATIONAL is pleased to present on an exclusive basis the sale of 40-15 81st Street. The subject site is comprised of a rectangular-shaped, R6 zoned parcel of land containing a total of 16,000 square feet (.37 Acre) with 160 feet of frontage along 81st Street. It is currently improved with a 6-story, residential apartment building that was originally constructed in 1932. The property consists of 107-units, 36 of which are studio apartments, and 71 of which are one-bedroom apartments. The building is comprised of two wings, each containing its own elevator. The property is very conveniently located on the West side of 81st street just south of Roosevelt Avenue, in Elmhurst, Queens and one block from the 7 train.

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