



Re/Max Team: 71-15 Northern Blvd, Jackson Heights., NY 11372 Phone: 718-429-4400

**QUEENS/ELMHURST EXCELLENT LOCATION  
MEDICAL BUILDING--Developmental Site FOR SALE**

**Address:** 77-23 Queens Blvd, Elmhurst, NY., 11373. (At Albion Ave)

**Lot Size:** 40 x 100'      **Bldg Size:** 40 x 55      **Zoning:** M1-1      **Block:** 1536 **Lot:** 105

**Description:** Professional Medical building situated on a extremely busy high exposure street.  
Ideal for many uses; especially office, medical, professional, etc.  
This property is also ideal for redevelopment as well.

**Price:**.....\$880,000

**For appointments call Exclusive Broker:  
Victor Weinberger: 917-806-7040 (cell)**

**FRONT VIEW**

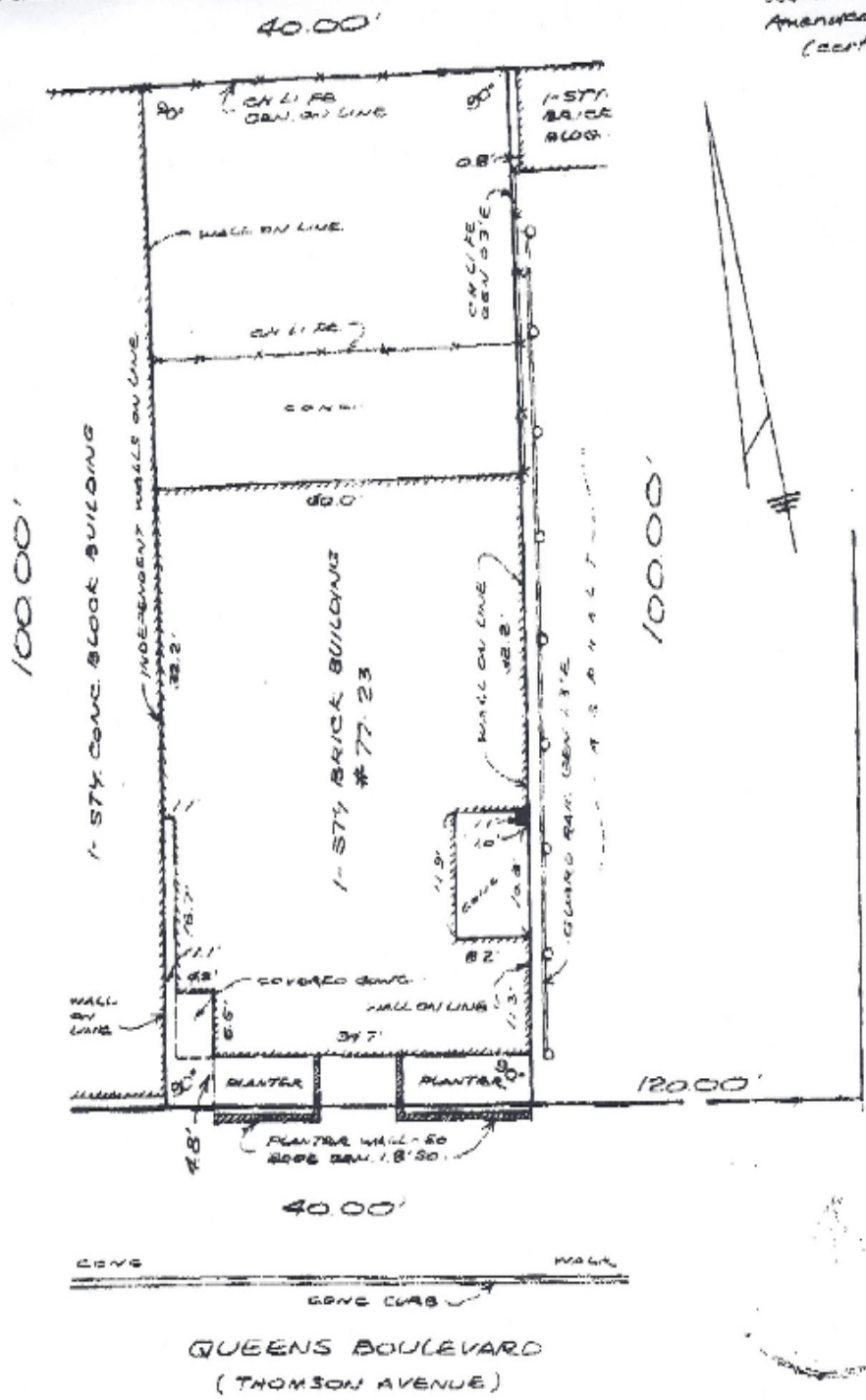


**Street view heavy drive-by traffic**



NASSAU SURVEYING & ENGINEERING INC.

Job No.: 04-1837B  
Amended 1/19/09  
(cont. only)



THE DIMENSIONS SHOWN FROM THE STRUCTURE TO THE PROPERTY LINES ARE FOR A RECORD PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO DETERMINE THE EXISTENCE OF RIGHTS OF EASE AND/OR EASEMENTS. THE EXISTENCE OF RIGHTS OF EASE AND/OR EASEMENTS SHOULD BE DETERMINED BY A SEPARATE SURVEY.

THE PREVIOUS WAS SURVEYED WHEN COVERED WITH SNOW. ELEMENTS OF POSSESSION NOT SHOWN ON THIS SURVEY ARE NOT SHOWN.

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