

Offering Memorandum



Corner Mixed-Use Building for Sale

76-09 Broadway

Elmhurst, NY 11373

Corner of Broadway and 77th Street



THE SUMMARY

Kassin Sabbagh Realty (KSR) has been entrusted with the sale of 76-09 Broadway in Elmhurst, NY. This Mix-Use corner property offers a unique investment opportunity, located just two blocks from the bustling Roosevelt and 74th Street train station.

It features a vibrant mix of 5 retail stores on the ground floor, 2 office spaces on the second floor, and 11 residential apartments, establishing itself as a hub of activity and convenience. A block away from the 7-E-F-M-R trains and numerous bus stations at Roosevelt Ave/Jackson Heights, the property boasts unparalleled access to public transportation. Adjacent to Elmhurst Hospital and surrounded by an array of restaurants and shops, it stands as a significant community asset, ensuring high visibility and foot traffic.

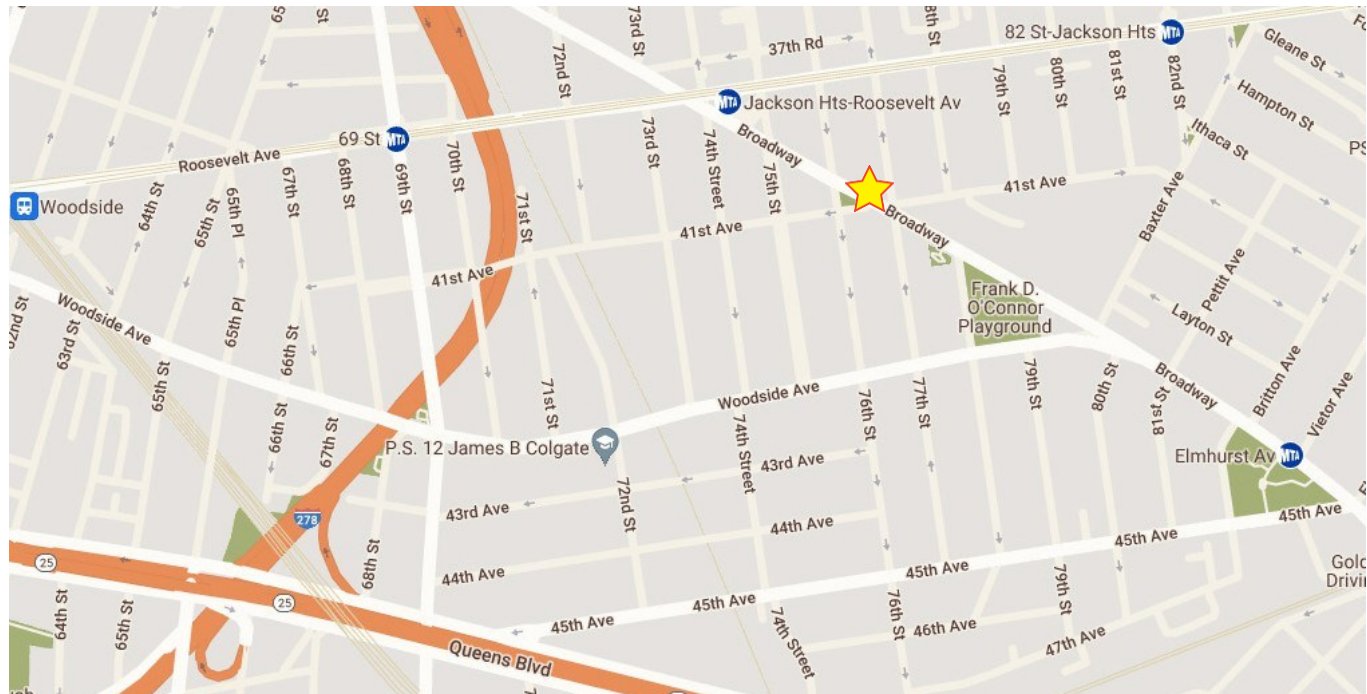
An excellent investment in the heart of Elmhurst – it embodies a location with everything.



PROPERTY OVERVIEW

Property Type	Mixed-Use
Stories	4
Units	14
Lot SF	4,711 SF
Lot Dimensions	75' x 100'
Building SF	11,000 SF
Building Dimensions	30' x 60'
Existing FAR Max FAR	2 2
Zoning	R6B
Taxes	\$190,000

ASKING PRICE: \$7,850,000



FINANCIALS



INCOME RESIDENTIAL RENT ROLL

UNIT	SIZE	EXP	MONTHLY RENT	ANNUAL RENT
Apt.2A	1BR	01/31/27	\$1,426.18	\$17,114.16
Apt.2	1BR	09/30/25	\$1,517.79	\$18,213.48
Apt. 2C	2BR	11/01/25	\$1,972.58	\$23,670.96
Apt. 3A	1BR	01/31/25	\$1,437.10	\$17,245.20
Apt. 3B	1BR	01/31/25	\$1,548.45	\$18,581.52
Apt. 3C	2BR	02/28/25	\$1,901.61	\$22,154.76
Apt. 4A	1BR	03/31/26	\$1,507.52	\$17,606.16
Apt. 4B	1BR	10/31/25	\$1,412.75	\$16,953.00
Apt.4C	2BR	10/31/24	\$308.30	\$3,699.60
Basement	No lease	-	\$750.00	\$9,000.00
40-46 77th	No lease	-	\$1,300.00	\$15,600.00
TOTAL	-	-	\$15,082.28	\$180,987.00

DESCRIPTION	AMOUNT
Tenant Participation	\$74,000.00
EXPENSES	
Real Estate Taxes(2024)	\$179,000
Insurance	\$16,500.00
Electricity	\$1,500.00
Repairs & Maintenance	\$2,500.00
Oil	\$19,850.00
Sanitation	\$1,536.00
Water & Sewer	\$10,800.00
TOTAL	\$231,686.00

Gross Revenue	\$718,580.00
Expenses	\$231,686.00
NET OPERATING INCOME	\$486,212.00

COMMERCIAL

UNIT	BUSINESS	MONTHLY RENT	LEASE EXPIRATION
76-09 Broadway	Hair Salon	\$3,605.00	Exp. 7-28
76-09 Broadway A	Juice Shop	\$3,300.00	Exp. 7-34
76-11 Broadway A	Pharmacy	\$5,210.00	Exp. 8-34
76-11 Broadway #2B	Delivered Vacant	\$5,000.00	—
76-11 Broadway #2C	Delivered Vacant	\$5,500.00	—
76-13 Broadway	Dry Cleaners	\$5,500.00	Exp. 8-34
76-17 Broadway	Delicatessen	\$11,800.00	Exp. 10-28
TOTAL MONTHLY	-	\$38,715.00	-
TOTAL YEARLY	-	\$464,580.00	-



FOR MORE INFORMATION, PLEASE CONTACT:

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