

FOR SALE



81-06 Baxter Avenue Commercial Condos, Elmhurst, NY 11373

Cash-flowing Portfolio in a Premier Location



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- **100% Leased Turnkey Asset:**
with 81 feet of retail frontage along Baxter Avenue.
- **8 commercial Condominium Units**
Spanning 6,776 SF across three stable tenant groups.
- **Benefits From 11 Remaining Years**
Of a 25-year ICAP tax abatement, providing an attractive net present value boost and strong initial returns.
- **Ideal for local operators**
Property management firms, and 1031 buyers seeking high-yielding, low-maintenance commercial space with immediate, stabilized cash flow.
- **Situated directly opposite of NYC Health**
+ Hospitals/Elmhurst in a high-density, heavily trafficked commercial corridor.
- **Minutes from E, F, M, and R train lines**
Key bus routes (Q33, Q49, Q70-SBS), and LaGuardia Airport
- **Situated steps from vibrant commercial corridors**
Offering a rich array of restaurants, nightlife, banking, and daily retail conveniences

Exclusively Represented By
212.544.9500 | arielpa.nyc

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Elias Barrett 10006
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For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Property Information

Total Portfolio

Block / Lot

1507 / 1101, 1102, 1103, 1104, 1105,
1106, 1107, 1108

Total Units

8

Building Sq. Ft.

6,776

Tax Class

4

Assessment (26/27)

\$578,977

Tax Exemption (Expires in 2036)

(\$483,178)

Real Estate Taxes (26/27)

\$10,392

*All square footage/buildable area calculations are approximate

Asking Price: \$4,500,000 | \$664 / \$/SF | 7.39% / Cap Rate | 11.06 / GRM

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Property Information	Unit #MC1	Unit #MC2	Unit #MC3	Unit #MC4	Unit #MC5	Unit #MC6	Unit #M1-1	Unit #M1-2
Block / Lot	1507 / 1101	1507 / 1102	1507 / 1103	1507 / 1104	1507 / 1105	1507 / 1106	1507 / 1107	1507 / 1108
Total Units	2		5					1
Building Sq. Ft.	1,636		4,186					954
Tax Class	4	4	4	4	4	4	4	4
Assessment (26/27)	\$58,338	\$54,031	\$52,160	\$76,351	\$44,846	\$49,917	\$115,748	\$127,586
Tax Exemption (Expires in 2036)	(\$48,686)	(\$45,091)	(\$43,527)	(\$63,717)	(\$37,426)	(\$41,657)	(\$96,598)	(\$106,476)
Real Estate Taxes (26/27)	\$1,047	\$970	\$937	\$1,371	\$805	\$896	\$2,077	\$2,290

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Financial Summary	Current Income	Expenses (Estimated)
Potential Gross Monthly Income	\$33,906	Real Estate Taxes (26/27) \$10,392
Potential Gross Annual Income	\$406,869	CAM Charges \$15,860
Less Retail Vacancy Rate Reserve (5.00%):	(\$4,794)	Insurance \$6,776
Less Commercial Vacancy Rate Reserve (7.00%):	(\$21,265)	Legal/Miscellaneous \$3,808
Gross Operating Income:	\$380,810	Management \$11,424
Less Expenses:	(\$48,261) 12% of SGI	Gross Operating Expenses: \$48,261
Net Operating Income:	\$332,549 7.39% Cap Rate	

Rent Roll

Unit	Actual/Projected	Unit Sq. Ft.	P.P.S.F.	Monthly Rent	Lease Expiration	CAM Charges	Notes
A - Pharmacy (#M1-2)	Actual	954	\$101	\$7,990	10/31/2029	\$985	NNN - 3.5% Escalation Tenant Responsible for CAM charges
B - NYC H&H Hospital (#MC3-6, M1-1)	Actual	4,186	\$55	\$19,216	4/30/2030	\$1,322	2.5% Escalation LL Responsible for NYCH&H Cam Charges
C - Chiropractor (#MC1 & 2)	Actual	1,636	\$45	\$6,100	9/30/2036	\$438	3.5% Escalation Tenant Responsible for CAM charges
Parking - PO1	Actual	-		\$200	-	\$27	-
Parking - PO3	Actual	-		\$200	-	\$27	-
Parking - P12	Actual	-		\$200	-	\$27	-
Total Monthly Income				\$33,906			
Total Annual Income				\$406,869			

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Exterior Photos



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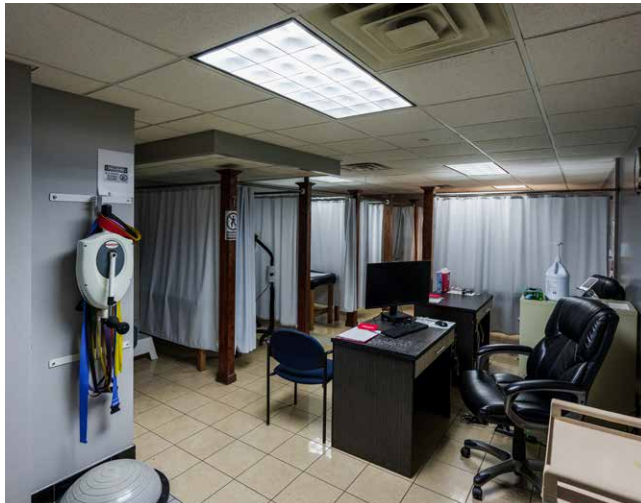
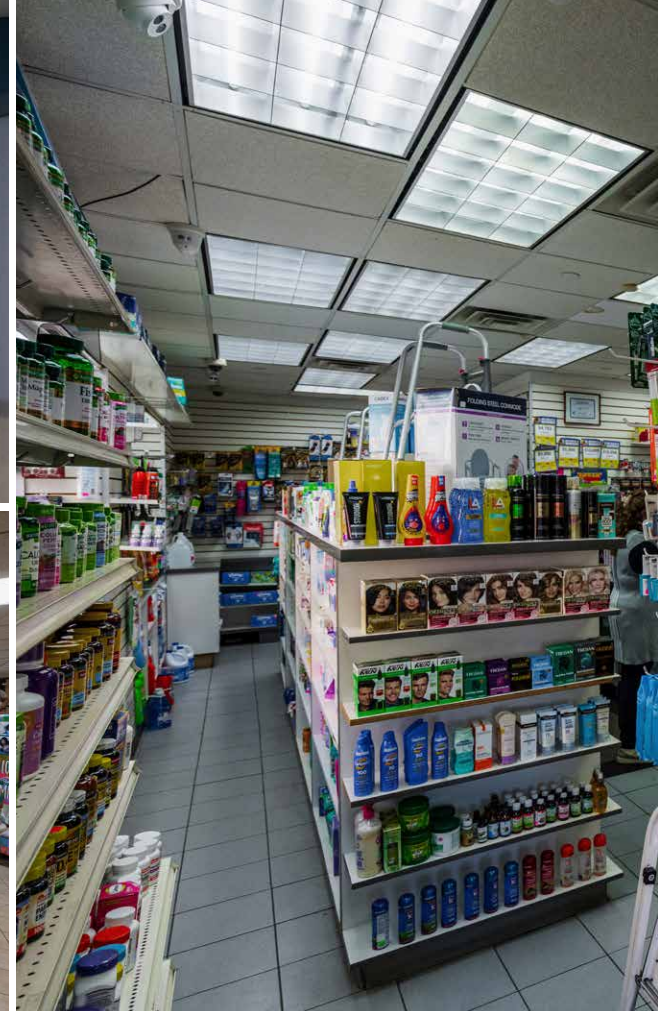
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Interior Photos



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The commercial condos at 81-06 Baxter Avenue represent a prime retail destination in Elmhurst, NY, known for anchoring a bustling Queens thoroughfare. Once a traditional neighborhood storefront, the property has seen modern commercial development and remains a vital hub for diverse local businesses and daily shoppers.

Transportation Score



100

Public Transportation



98

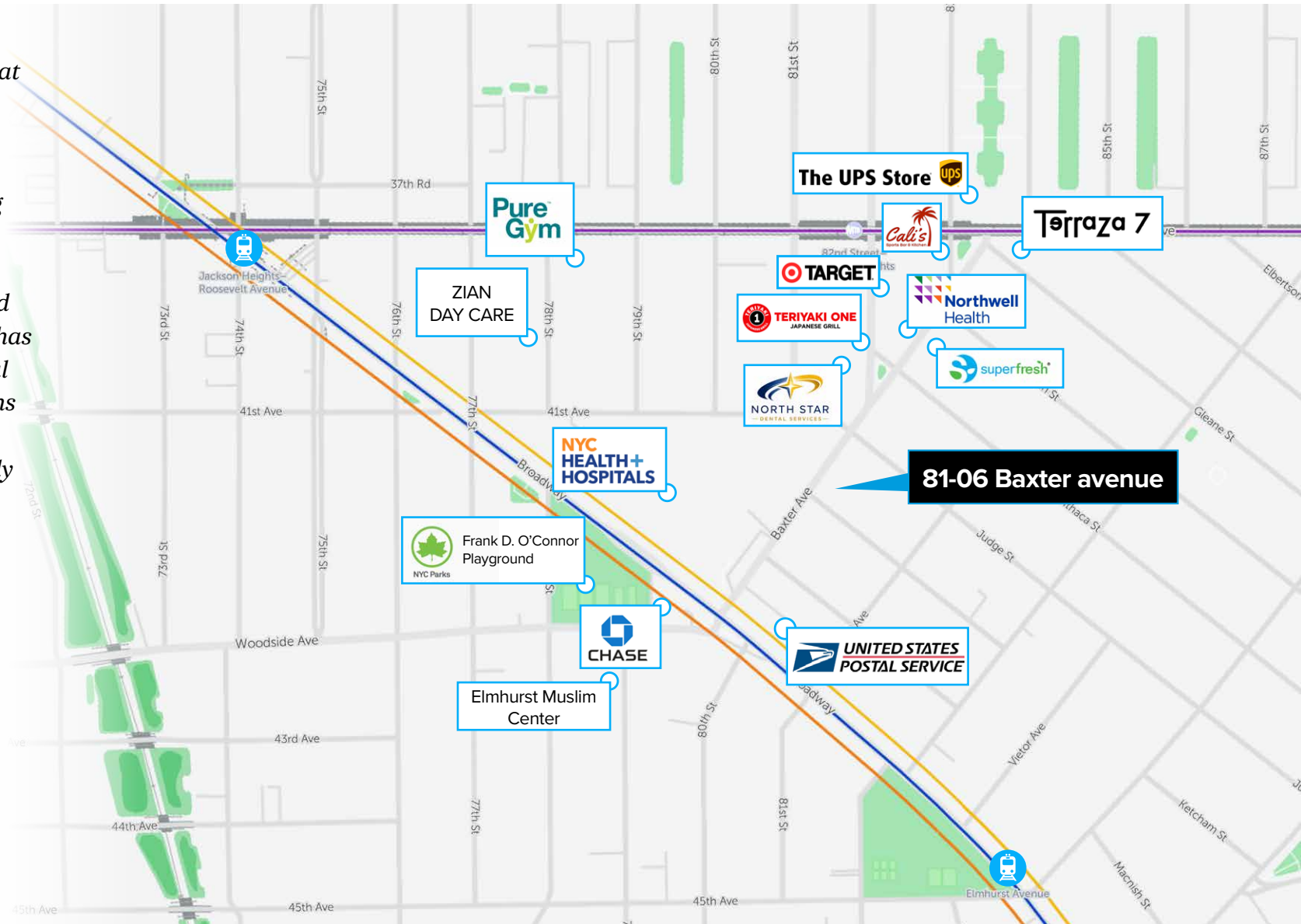
Walker's Paradise



79

Rider's Paradise

Visit Walk Score Website →



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