

71-15 Northern Blvd, Jackson Heights, NY



Victor Weinberger  
917-806-7040 (c) 718-429-4400 (o)

**EXCELLENT CORONA USER AND/OR DEVELOPMENTAL SITE ON A BUSY STREET**  
**103-19 NORTHERN BLVD, CORONA, NY., 11368**  
**(BLOCK: 1698 Lot: 39)**

**PRICE: \$3,000,000**

**For Rent: \$25 per SF (includes taxes). Can be subdivided for rent.**

**3,100 SF (includes 700 SF mezzanine + basement) for \$8,000 p/month (includes taxes)**

**Description:** 1 Story 4,280 Sq.Ft. on the most traveled street in Queens. Located less than a mile to Flushing. The building has a 4,000 SF basement with 8 foot ceiling.

**Lot size:** 40 X 108 (slightly larger on the right side 111 ft) Built Full. In the rear the store there is a 700 Sq.Ft. Mezzanine.

Property has full basement with 8 foot ceiling, and elevator from street to basement.

**Zoning:** R6A, C2-4, R4

**Ideal Use:** Leave the 1<sup>st</sup> floor and build a building similar as next door. Next Door (see Photo below). The neighbors on a similar lot size (40 x 111) are building a 6 story structure. See your architect for more info.







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## Property details

### Address

Primary address	10319 Northern Blvd
First 3 alternate addresses	103-19 Northern Blvd
Zip code	11368
Borough	Queens
Block & lot	01698-0039
Sanborn map	410 046
Tax map	

### Building

Building class	Store Building - One Story (K1)
Building sq. ft.	4,280
Building dimensions	40 ft x 108 ft
Year built	1930 (estimated)
Stories	1
Certificate of Occupancy	

### Use

Commercial units	1
Retail sq. ft.	4,280

### Lot

Lot sq. ft.	4,380 ?
Lot dimensions	40.18 ft x 107.7 ft
Corner lot	No
Buildings on lot	1

### Property Taxes

Tax class	4
Tax Assessor's market value	\$526,000
Current tax bill	\$25,222

### Zoning

Zoning districts	R6A, R4, C2-4
Zoning map	<a href="#">10b</a>

### Neighborhood

Neighborhood name	East Elmhurst
Community district	3
Closest police station	0.54 Miles -
Closest fire station	0.36 Miles -
School district number	24
Census tract	0365.00

### Floor Area Ratio (FAR)

Residential FAR	3
Facility FAR	3
FAR as built	.98
Allowed usable floor area	13,140
Usable floor area as built	4,292

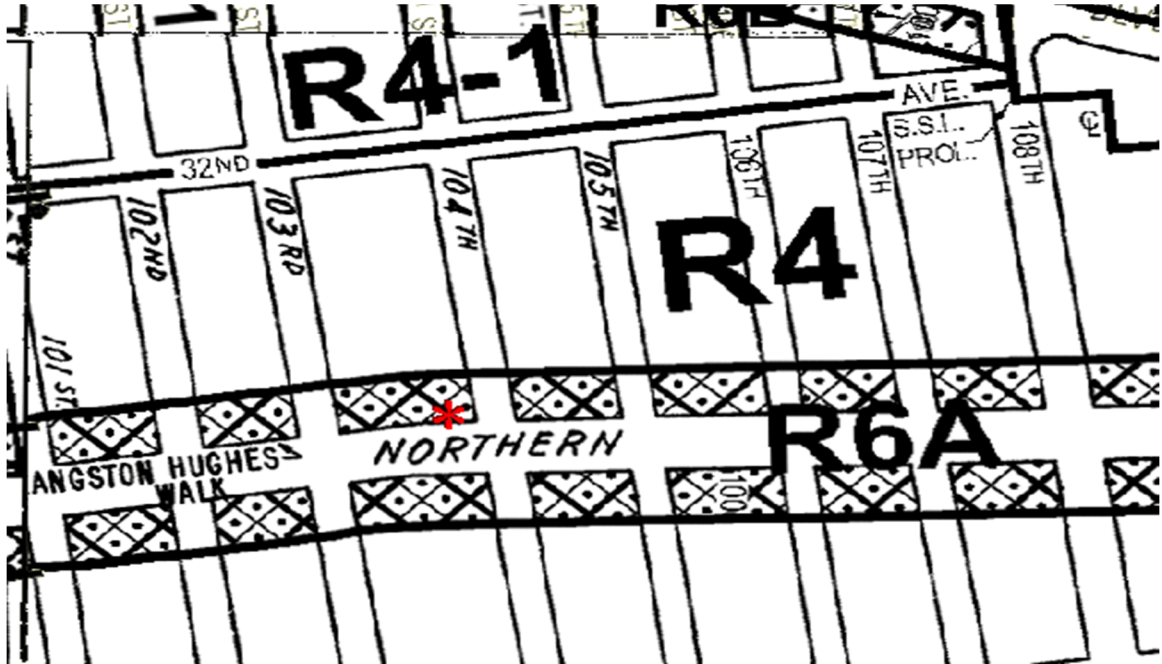


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## ZONING MAP



## TAX MAP





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## Area Map

