

PRIME CORNER LOT FOR SALE WITH OVER 150,000 DAILY VEHICLE TRAFFIC

136-18 Hillside Ave, Richmond Hill, NY, 11418
(South/East Corner Van Wyck Expressway service Road)

SALES - LEASING - APPRAISALS

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917-806-7040

EXPERIENCE - KNOWLEDGE - DEDICATION
30 Years in Real Estate - Top 1% in USA
Over 1,200 Transactions Closed
RE/MAX HALL OF FAME
Re/Max Team: 71-15 Northern Blvd, Jackson Heights, NY, 11372
Direct: 718-533-4136 Office: 718-429-4400 eFax: 917-831-4774

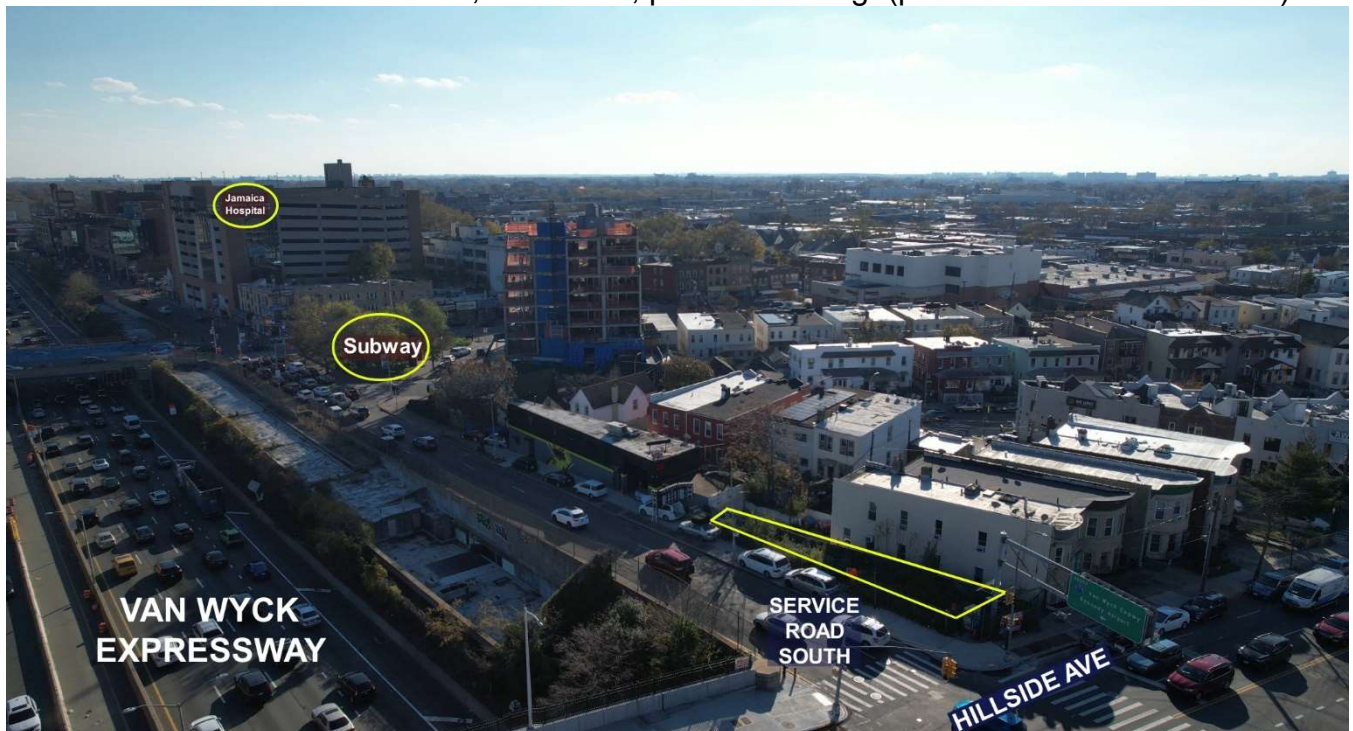


Property Video: <https://youtu.be/YW96h4M1eqc> (Highlight & right click to open)

ZONING: R6. SQ.FT. = 1,377 (irregular lot)

\$199,000

Previously occupied by a billboard. Over 150,000 vehicles pass by daily by the property. The exposure from Van Wyck expressway and Hillside Ave is tremendous. The location is ideal for cars sale, food-truck, pre-fab building. (please check with architect)



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.

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OVERVIEW

Overview

Address

Primary address	136-18 Hillside Ave
Zip code	11418
Neighborhood	Kew Gardens
Borough	Queens
Block & lot	09617-0015



Tax class	4
Property tax	\$3,029
Property tax tentative	\$3,078

Lot

Lot sqft	1,377
Lot dimensions	23 ft x 124 ft
Corner lot	No

Zoning

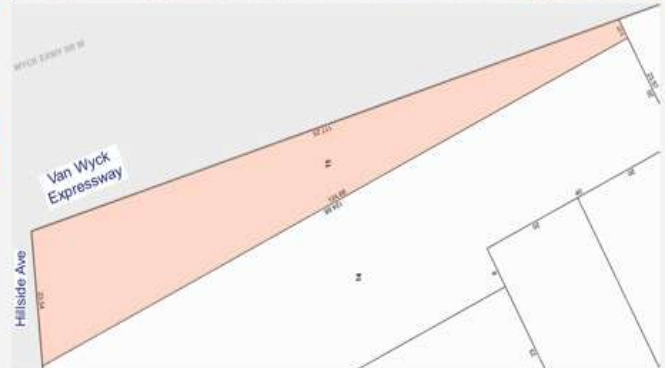
Zoning districts	R6 i
Zoning map	14d

Building

Building class	Zoned Commercial or Manhattan Residential (V1) i
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Floor Area Ratio (FAR)

Residential FAR	2.43
Facility FAR	4.8
Allowed usable floor area	3,346
Unused FAR	3,346



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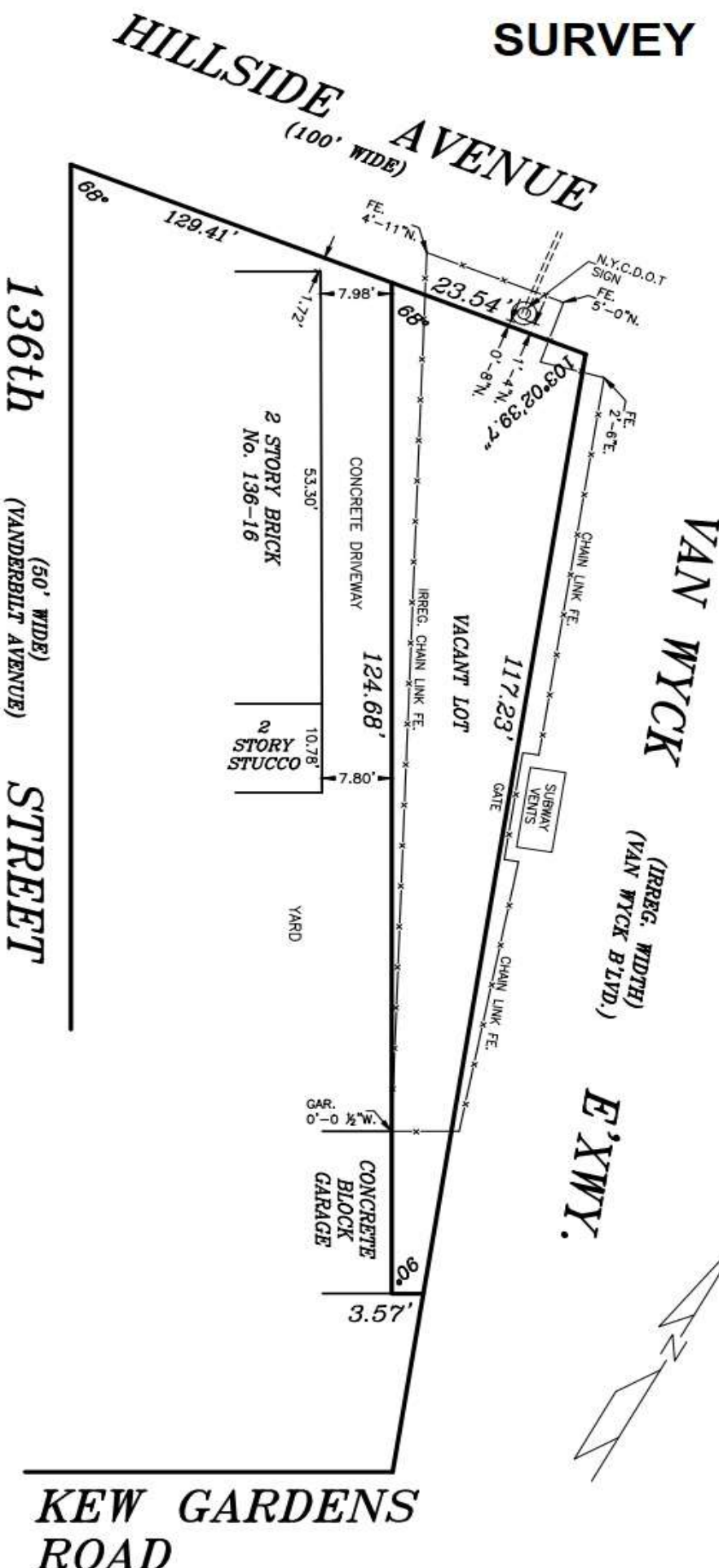
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**CORNER
VAN WYCK EXPRESSWAY
AND HILLSIDE AVE**



SURVEY



- NOTES:
1. PARCEL AREA = 1,567.44 SQ. FT. OR 0.03561 ACRE.
 2. THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ON THE PROPERTY EXCEPT AS SHOWN ON THE SURVEY.
 3. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 4. THE STATE EDUCATION LAW PROHIBITS ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED SURVEYOR TO ALTER A SURVEY IN ANY WAY.
 5. EASEMENTS OF RECORD, IF ANY, NOT SHOWN.

CERTIFIED TO:
THE NEW YORK CITY DEPARTMENT OF BUILDINGS
ACTIVE OUTDOOR, INC.



CONSTRUCTION SURVEYING, INC.
61-65 55th STREET MASPETH, NY 11378
TEL. (917) 518-3455, FAX (718) 366-3173
EMAIL: CONSTSURVEYING@AOL.COM

LOCATION SURVEY OF PROPERTY
SITUATED IN JAMAICA, BOROUGH & COUNTY
OF QUEENS, CITY & STATE OF NEW YORK
BLOCK 9617 LOT 15 SECTION 42

DATE: 01/27/18 SCALE: 1"=15' JOB No.: 09617-115

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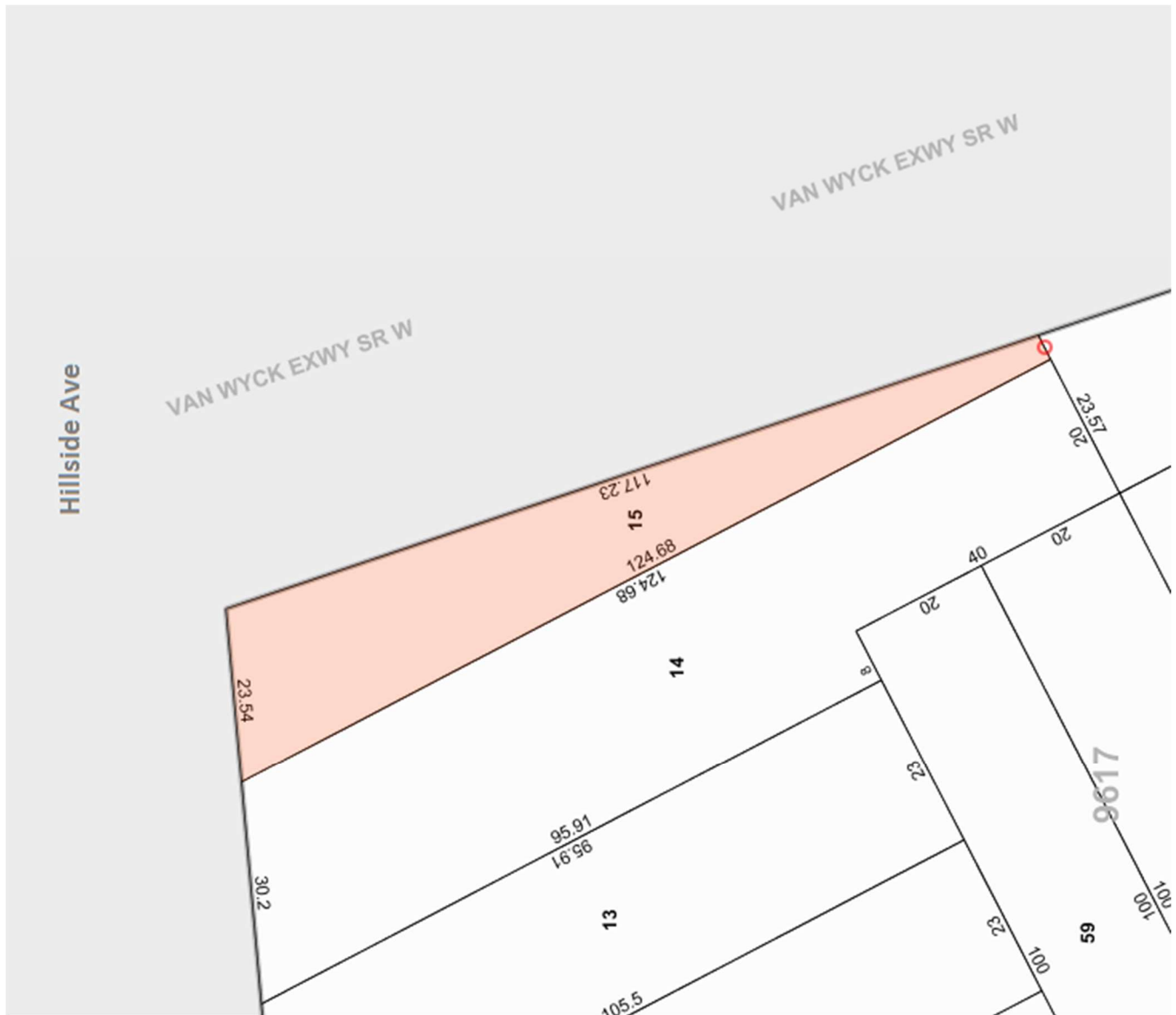
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TAX MAP



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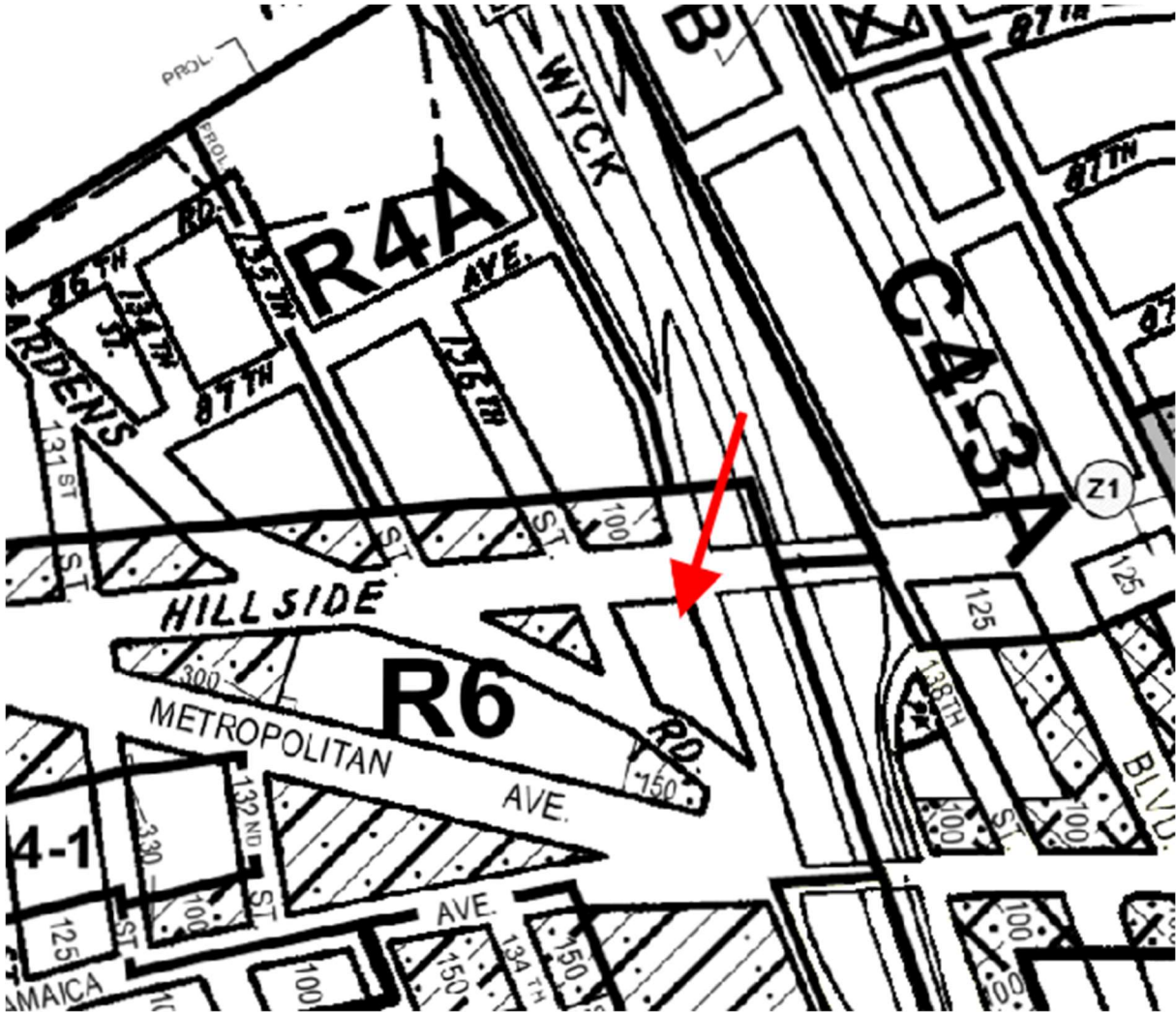
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ZONING MAP



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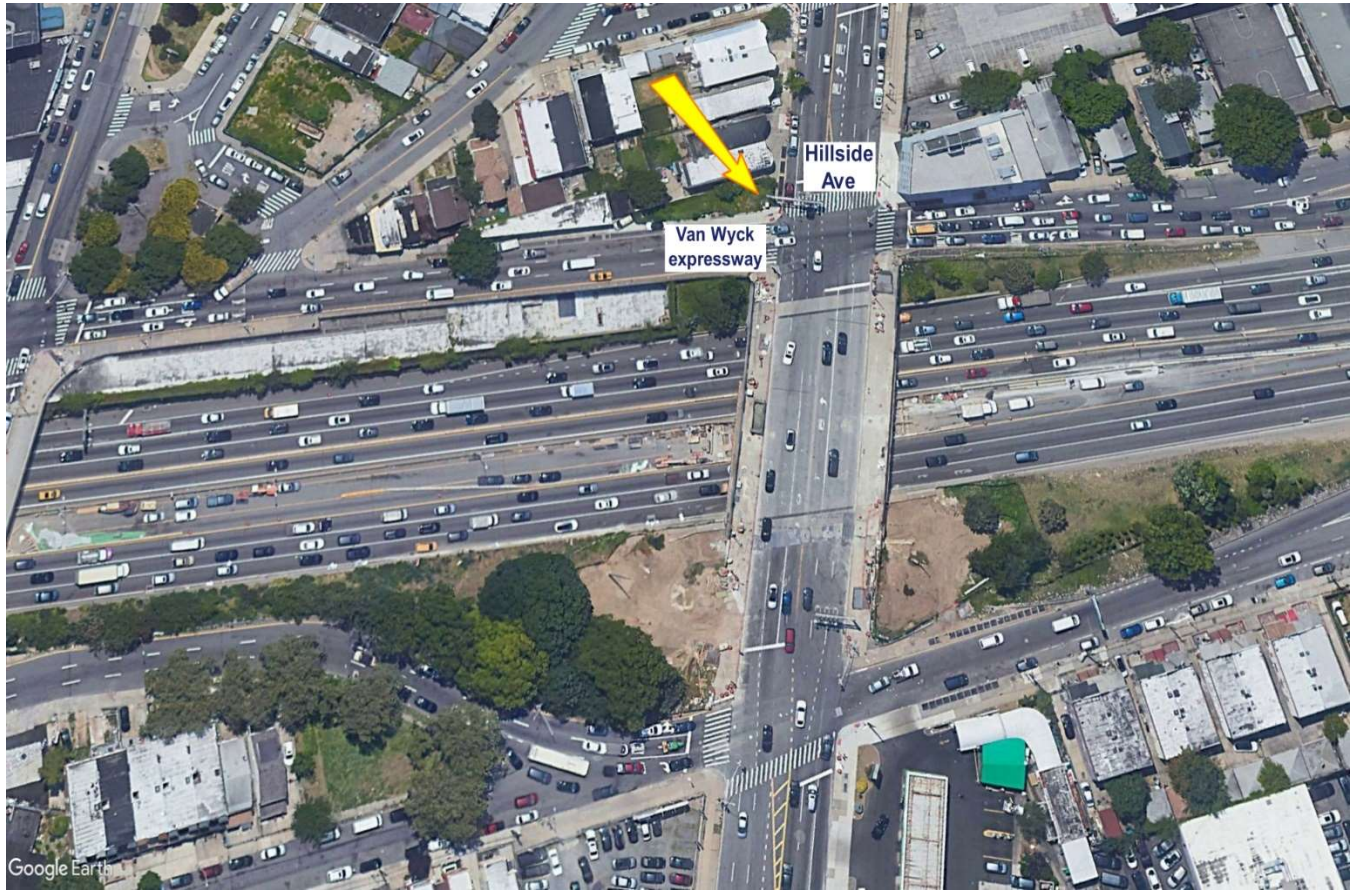
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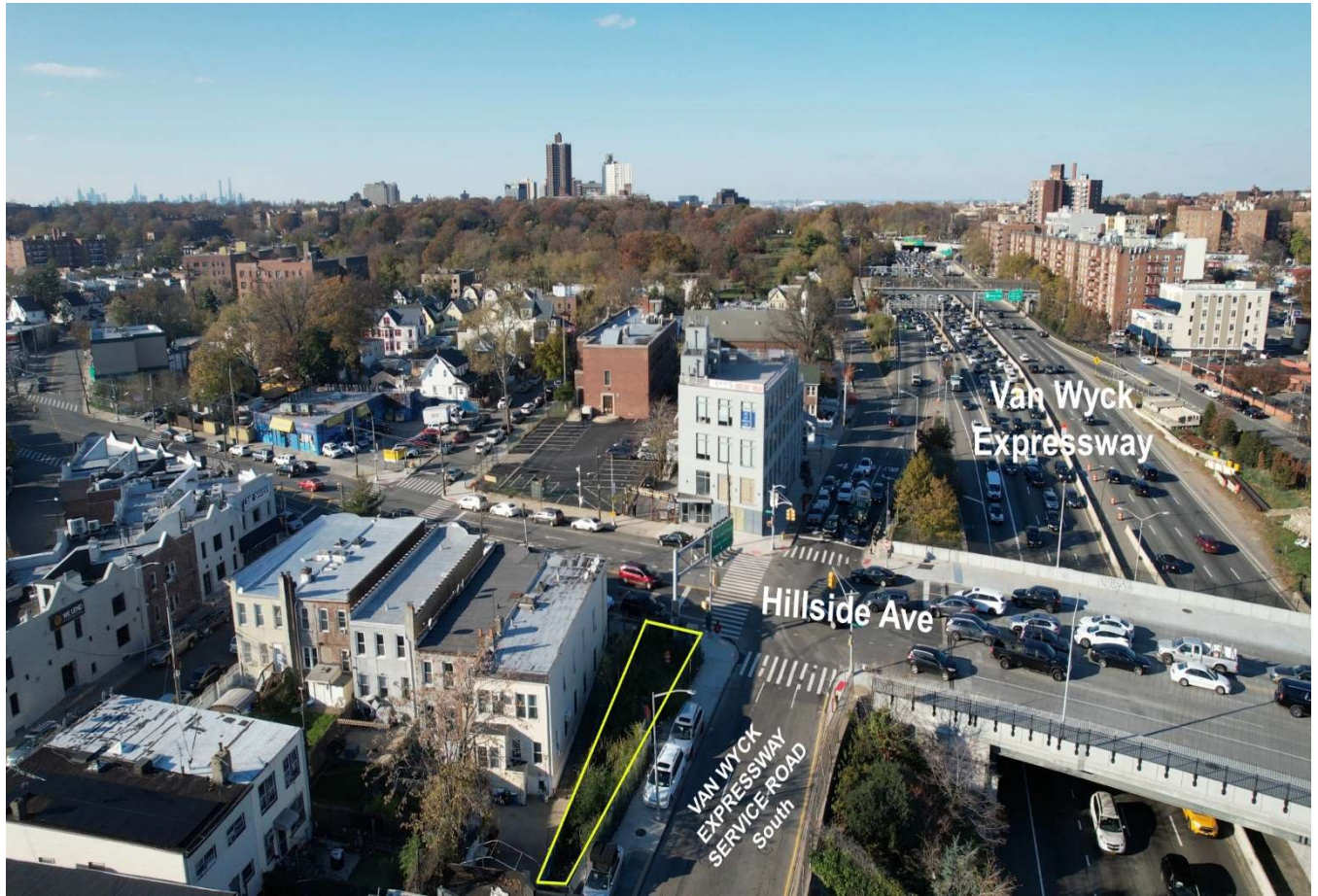
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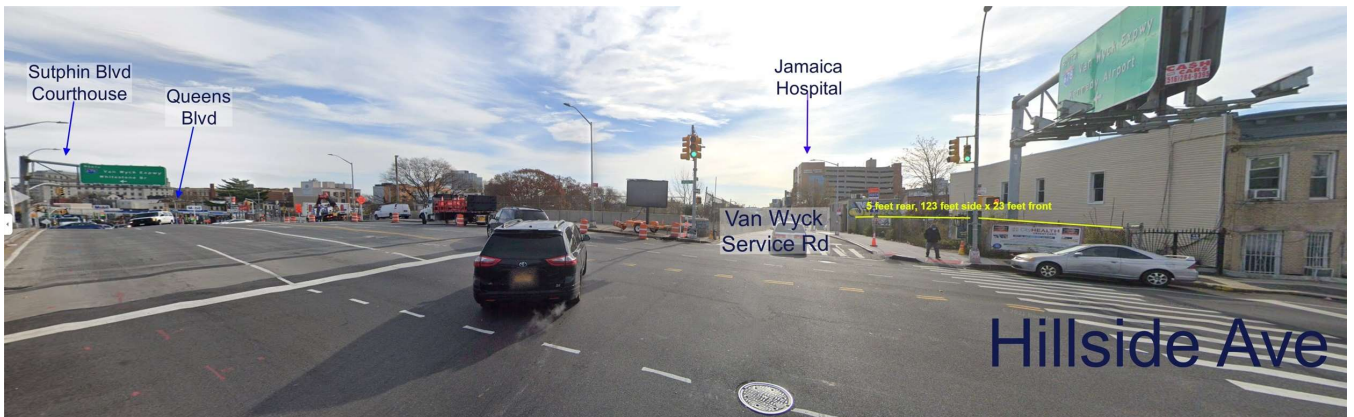
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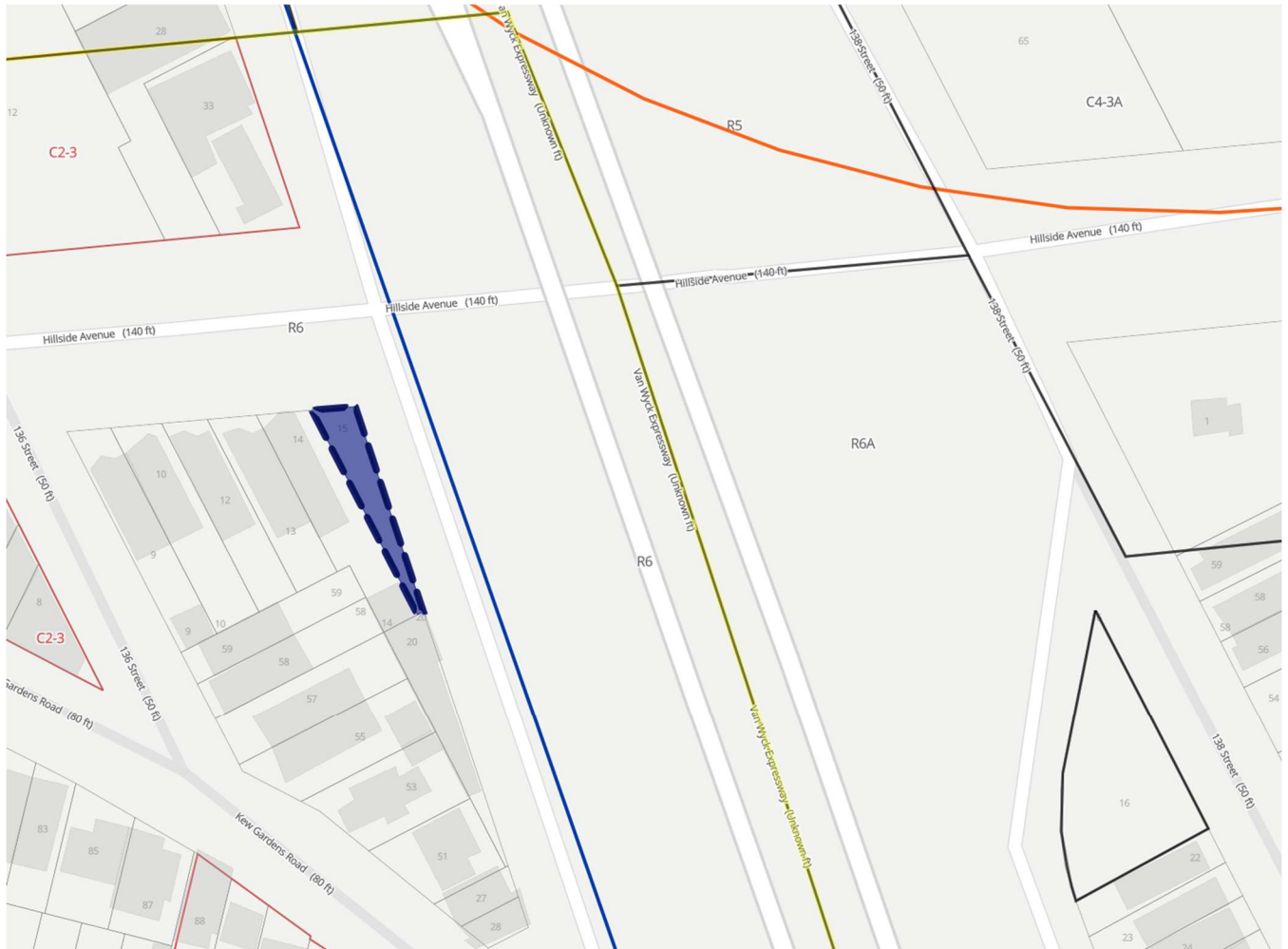
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ULTIMATE ABSTRACT OF NEW YORK, INC.

as Agent for

First American Title Insurance Company

SCHEDULE A - DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, shown and designated as and by the Lot Nos. 179 and 180 on a certain map entitled, "Map of Lewis Terrace at Jamaica, 4th Ward, Borough of Queens, surveyed August 1905 by James F. Deehan" and filed in the Office of the Clerk of the County of Queens on October 9, 1905 as Map No. 453, which said lots, when taken together, are more particularly bounded and described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HILLSIDE AVENUE, DISTANT 43.14 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF HILLSIDE AVENUE AND BARRETT STREET (NOW VAN WYCK EXPRESSWAY);

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT NO. 178 ON SAID MAP, 108.44 FEET;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT NO. 215 ON SAID MAP, 40 FEET;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT NO. 181 ON SAID MAP, 124.60 FEET TO THE SOUTHERLY SIDE OF HILLSIDE AVENUE;

THENCE EASTERLY ALONG SAID SIDE OF HILLSIDE AVENUE, 43.14 FEET TO THE POINT OR PLACE OF **BEGINNING**.

Excepting Therefrom so much of the above premises as has been taken by the City of New York for the opening and widening of Van Wyck Expressway.

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