



Victor Weinberger 917-806-7040 (cell) or 866-308-6699 (Toll Free Office)  
Website: [www.VictorWeinberger.com](http://www.VictorWeinberger.com) E-Mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)

94-30 Albert Road, Ozone Park, NY., 11417 (Block 11545.... Lots 35)

**For Sale: Builder or User Live and Work opportunity**

- \* Can have an additional home on the Lot Next to the existing home
- \* Lot is on the border of Howard Beach-Lindenwood-Ozone Park
- \* Located 2 blocks from Cross Bay Blvd & North Conduit Exit
  
- \* Rear Garage has Certificate of Occupancy for Auto Repair Shop
- \* ZONING: R4 (F.A.R. = .9)
  
- \* Possibly infill with huge houses surrounding the subject property.
- \* You can build 2nd house without demolishing the existing house.
  
- \* The existing 1,200 SF House can be expanded into a larger home or just transfer the air rights to the new home.

**Lot Size: 50 x 100**

**Video can be seen at: [https://youtu.be/x6Q0\\_VOqtAk](https://youtu.be/x6Q0_VOqtAk)**

**\$935,000**

**Price Reduced too: \$875,000**



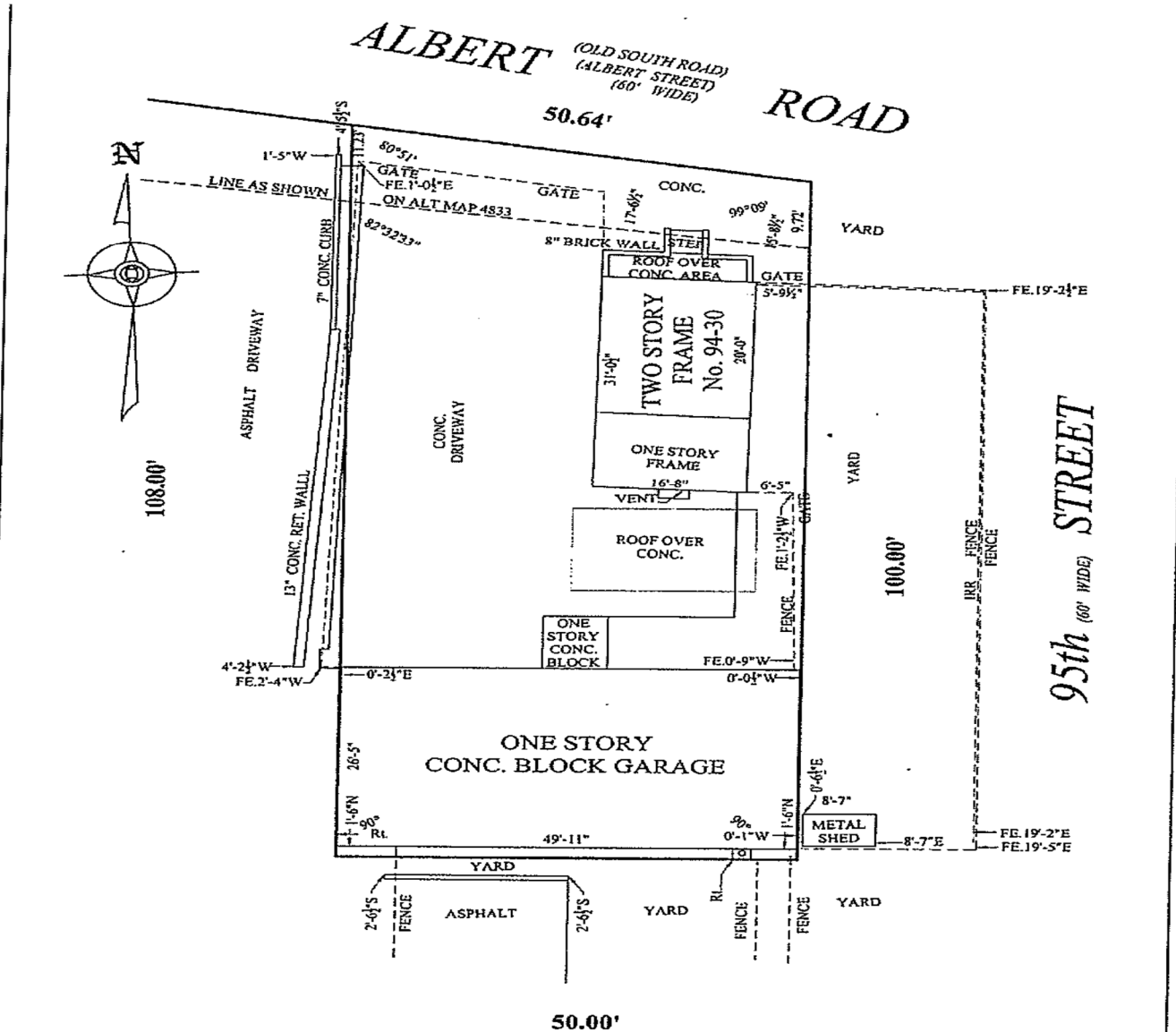
The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis,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



## 94-30 Albert Road Overview

Address		Building	
Primary address	9430 Albert Rd	Building class	Two Stories Detached (Small or Moderate Size, With or Without Attic) (A1)
Zip code	11417	Building sqft	1,248
Borough	Queens	Building dimensions	26 ft x 24 ft
Block & lot	11545-0035	Year built	1840
Sanborn map	418 035	Stories	2
Tax map	<a href="#">45004</a>	Has garage	Yes
<b>Owner</b>		Certificates of Occupancy	
Name		Style	Old Style
Address		Construction type	Frame
Purchase date		Exterior wall	Aluminum/Vinyl
Purchase price		Exterior condition	Low Average
<b>Property Taxes</b>		<b>Use</b>	
Tax class	1	Residential units	1
Tax assessor's market value	\$601,000	Residential sqft	1,248
Projected tax assessor's market value	\$534,000	Average residential unit size	1,248
Current tax bill	\$3,784	<b>Lot</b>	
Projected tax bill	\$3,813	Lot sqft	5,000
<b>Neighborhood</b>		Lot shape	Regular
Neighborhood	Ozone Park	Lot dimensions	50.42 ft x 100 ft
Community district	10	Corner lot	SW
Closest police station	0.84 Miles -	Buildings on lot	1
Closest fire station	0.85 Miles -	<b>Zoning</b>	
School district number	27	Zoning districts	R4
Census tract	88	Zoning map	<a href="#">18b</a>
<b>Hazards &amp; Environment</b>		<b>Floor Area Ratio (FAR)</b>	
Toxic site on this property	No	Residential FAR	0.9
Neighboring toxic sites	No	Facility FAR	2
		FAR as built	0.25
		Allowed usable floor area	4,500
		Usable floor area as built	1,250

**SURVEY**



**Note:**  
 This survey is intended to be used for Title purposes only and is subject to whatever a more complete title search may reveal.  
 It is not to be used to locate new construction.  
 Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

**TITLE NO: CLC 81803Q**

**CERTIFIED TO:**  
 Class Abstract Services, Inc.  
 Old Republic National Title Insurance Company  
 Arbo Realty Holdings, LLC  
 ROBERT MECABE, HIS SUCCESSORS AND/OR  
 ASSIGNS AS THEIR INTERESTS MAY APPEAR

**BLOCK 11545 LOT 35**  
**BOROUGH OF QUEENS STATE OF NEW YORK**

Surveyed: June 15, 2016

**Carlyle Ian Douglas**  
 Licensed Land Surveyor  
 206 Lenox Road  
 Brooklyn, NY 11226  
 Tel: (718) 469-3034  
 Fax: (718) 462-6125

*Carlyle Ian Douglas*  
 NEW YORK LICENSE No. 050438

**CERTIFICATE OF OCCUPANCY (for the rear garage)**

Form 54-C (Rev. 4/62)-EOM-601036(62) 114

**DEPARTMENT OF BUILDINGS**

**BOROUGH OF QUEENS, THE CITY OF NEW YORK**

Date **2/20/73** No. **Q 184644**

**CERTIFICATE OF OCCUPANCY**

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building—premises located at

**94-30 Albert Road** Block **12545** Lot **35**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **South** side of **Albert Road** distant **Mapped Zero** feet **West** from the corner formed by the intersection of **95th Street** and **Albert Road** running thence **S. 100** feet; thence **W. 50<sup>2</sup>** feet; thence **N. 108.05** feet; thence **E. 50.64<sup>2</sup>** feet; running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~NEW~~ Alt. No.— **ALT. 5/72** Construction classification— **Non-fireproof**  
 Occupancy classification— **Comm.** Height **1** stories, **16** feet.  
 Date of completion— **1/30/73** Located in **R-4** Zoning District.  
 at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1st	On Ground	5	Automobile Repair Shop (UG 16)

**MI PERFORMANCE STANDARDS ARE TO BE COMPLIED WITH.**

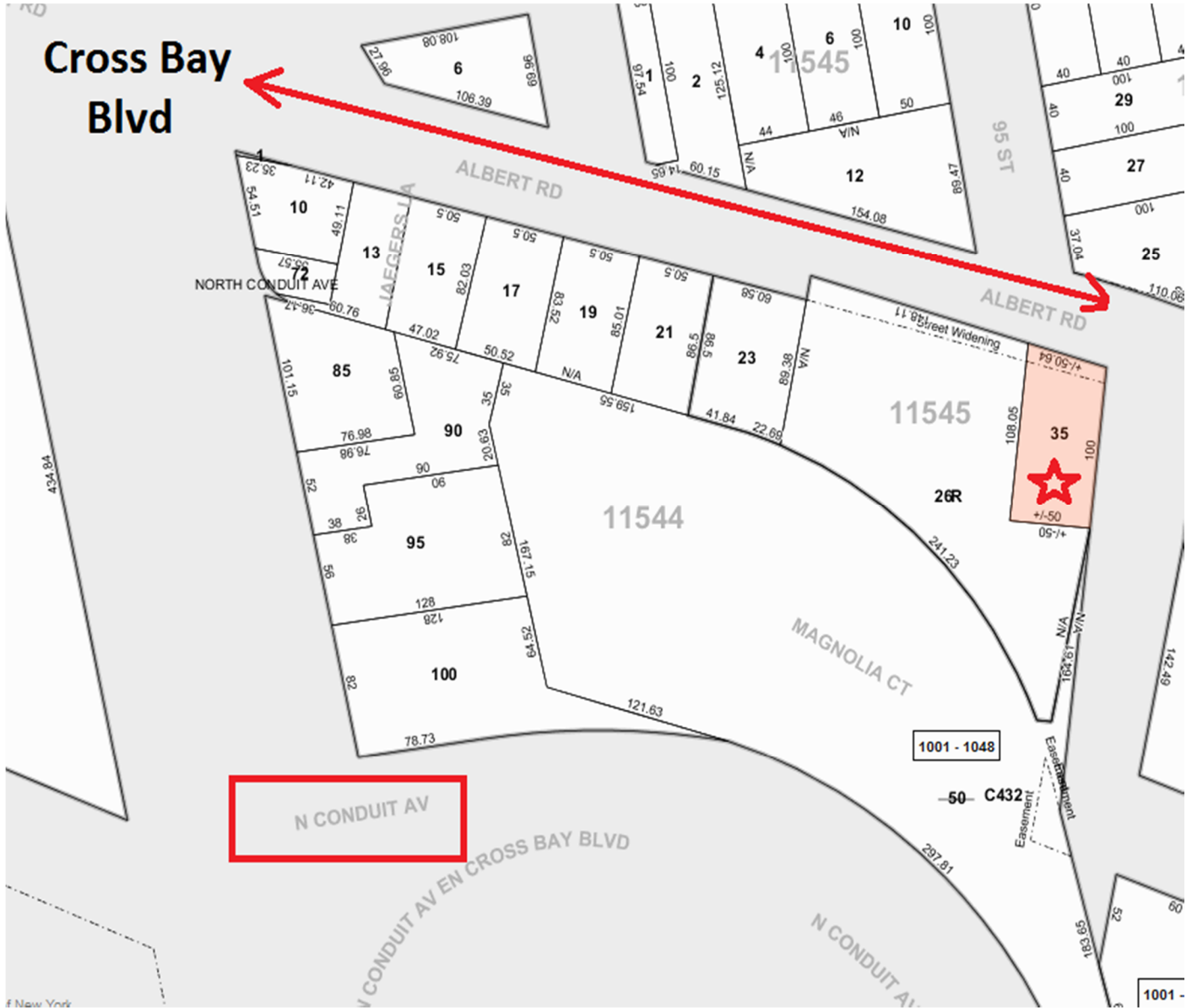
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING AND CONFORM WITH THE RULES OF THE DEPARTMENT OF BUILDINGS  
**OFFICE COPY—DEPARTMENT OF BUILDINGS**

*[Signature]*  
 Borough Superintendent  
*E. Ballon*



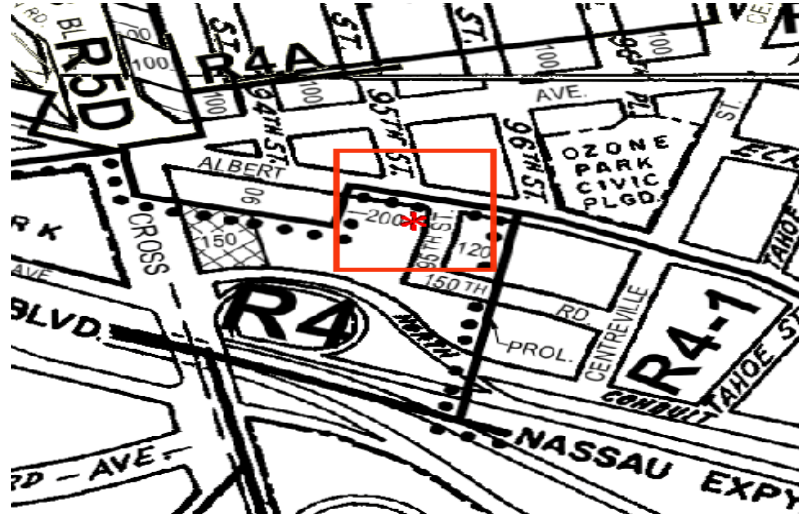

**For Sale**  
**VICTOR WEINBERGER**  
**917-806-7040**  
**RE/MAX 866-308-6699**  
 Team, Inc. [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

**TAX MAP**



**RE/MAX** For Sale  
**VICTOR WEINBERGER**  
917-806-7040  
**RE/MAX** 866-308-6699  
Team, Inc. www.VictorWeinberger.com

### ZONING MAP





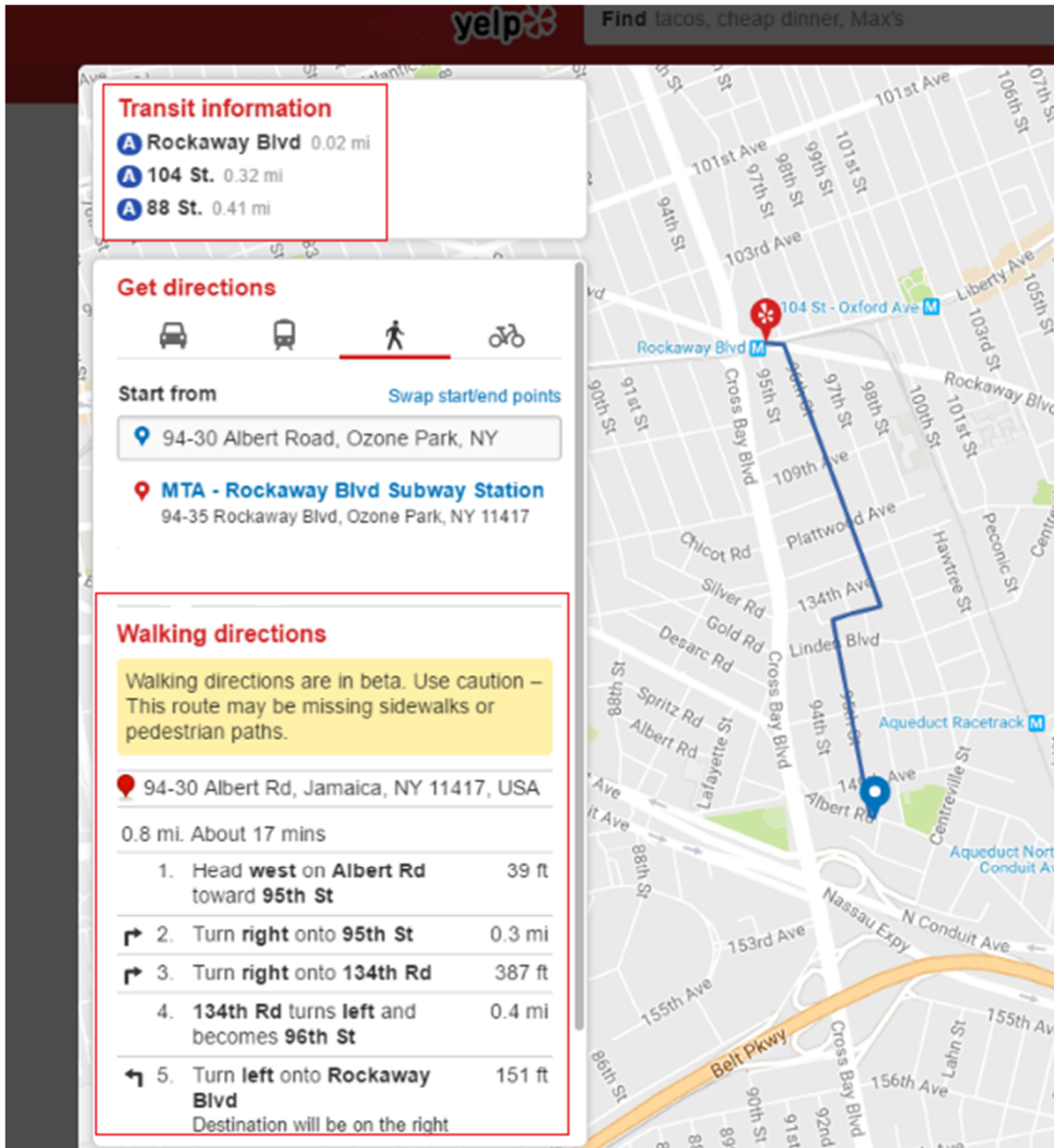
**RE/MAX** For Sale  
**VICTOR WEINBERGER**  
**917-806-7040**  
**RE/MAX 866-308-6699**  
Team, Inc. [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

## VISUAL MAP OF AREA




**For Sale**  
**VICTOR WEINBERGER**  
**917-806-7040**  
**RE/MAX 866-308-6699**  
 Team, Inc. [www.VictorWeinberger.com](http://www.VictorWeinberger.com)

**Subway MAP for Crossbay Blvd and Rockaway Blvd (0.8 Miles from subject)  
 Bus on the corner - 2 blocks away.**



**Transit information**

- A** Rockaway Blvd 0.02 mi
- A** 104 St. 0.32 mi
- A** 88 St. 0.41 mi

**Get directions**

Start from Swap start/end points

94-30 Albert Road, Ozone Park, NY

**MTA - Rockaway Blvd Subway Station**  
 94-35 Rockaway Blvd, Ozone Park, NY 11417

**Walking directions**

Walking directions are in beta. Use caution – This route may be missing sidewalks or pedestrian paths.

94-30 Albert Rd, Jamaica, NY 11417, USA

0.8 mi. About 17 mins

1.	Head <b>west</b> on <b>Albert Rd</b> toward <b>95th St</b>	39 ft
➤	Turn <b>right</b> onto <b>95th St</b>	0.3 mi
➤	Turn <b>right</b> onto <b>134th Rd</b>	387 ft
4.	<b>134th Rd</b> turns <b>left</b> and becomes <b>96th St</b>	0.4 mi
⬅	Turn <b>left</b> onto <b>Rockaway Blvd</b>	151 ft

Destination will be on the right