



For Sale

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For Sale”

Re-Development Lot on the Border of Howard Beach/Ozone Park
Can Build 2 Houses (verify with architect. Survey included)

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

Located 2 blocks from Cross Bay Blvd & North Conduit Exit
Excellent locale (bordering Lindenwood/Howard Beach)

ZONING: R4 (F.A.R. = .9)

Possibly Infill with new huge houses surrounding the subject property.

Lot Size: 50 x 100

\$935,000



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

Primary address 9430 Albert Rd
 Zip code 11417
 Borough Queens
 Block & lot 11545-0035
 Sanborn map 418 035
 Tax map [45004](#)

Owner

Name
 Address
 Purchase date
 Purchase price

Property Taxes

Tax class 1
 Tax assessor's market value \$601,000
 Projected tax assessor's market value \$534,000
 Current tax bill \$3,784
 Projected tax bill \$3,813

Neighborhood

Neighborhood Ozone Park
 Community district 10
 Closest police station 0.84 Miles -
 Closest fire station 0.85 Miles -
 School district number 27
 Census tract 88

Hazards & Environment

Toxic site on this property No
 Neighboring toxic sites No

Building

Building class Two Stories Detached (Small or Moderate Size, With or Without Attic) (A1)
 Building sqft 1,248
 Building dimensions 26 ft x 24 ft
 Year built 1840
 Stories 2
 Has garage Yes
 Certificates of Occupancy
 Style Old Style
 Construction type Frame
 Exterior wall Aluminum/Vinyl
 Exterior condition Low Average

Use

Residential units 1
 Residential sqft 1,248
 Average residential unit size 1,248

Lot

Lot sqft 5,000
 Lot shape Regular
 Lot dimensions 50.42 ft x 100 ft
 Corner lot SW
 Buildings on lot 1

Zoning

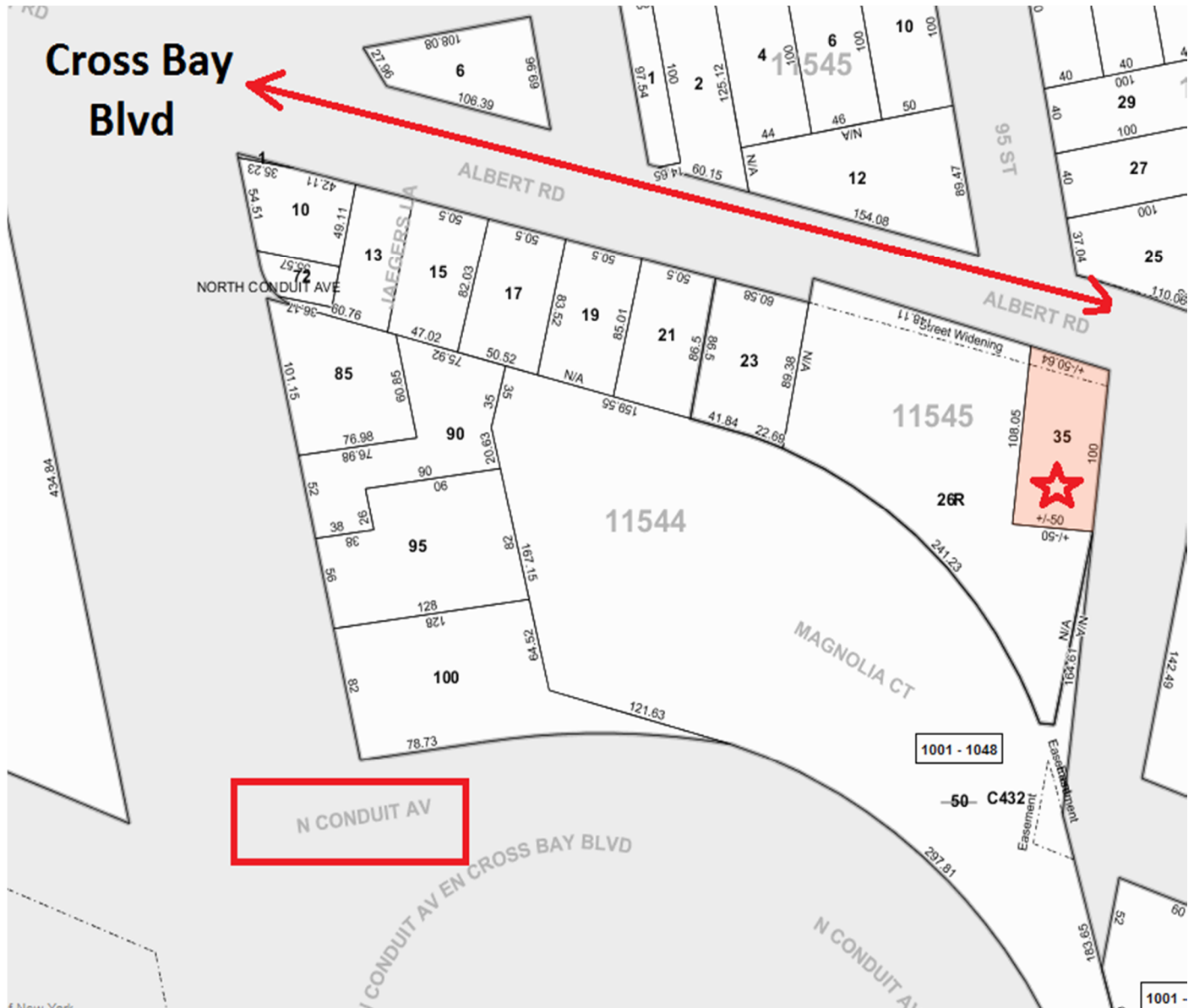
Zoning districts R4
 Zoning map [18b](#)

Floor Area Ratio (FAR)

Residential FAR 0.9
 Facility FAR 2
 FAR as built 0.25
 Allowed usable floor area 4,500
 Usable floor area as built 1,250

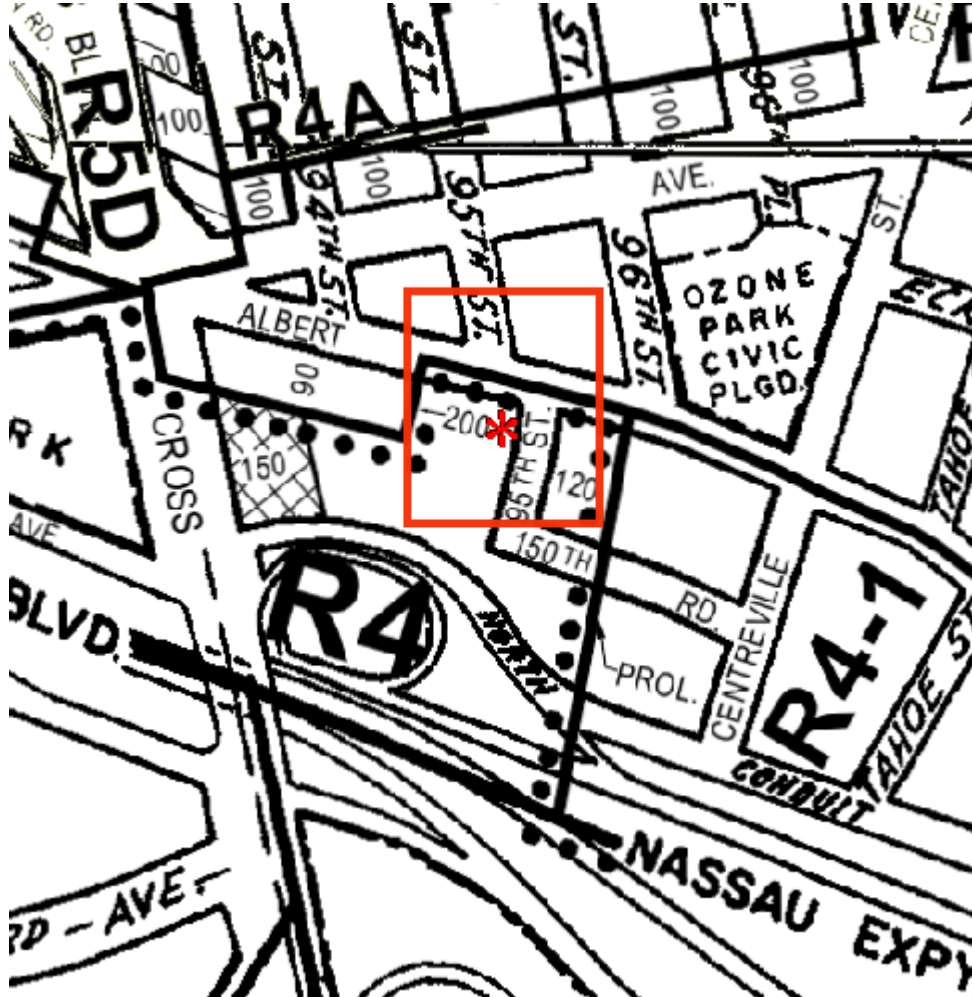
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TAX MAP



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ZONING MAP




VISUAL MAP OF AREA




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Subway MAP for Crossbay Blvd and Rockaway Blvd (0.8 Miles from subject)
Bus on the corner 1 ½ blocks away.


Find tacos, cheap dinner, Max's

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 west on Albert Rd toward 95th St	39 ft
	2. Turn right onto 95th St	0.3 mi
	3. Turn right onto 134th Rd	387 ft
	4. 134th Rd turns left and becomes 96th St	0.4 mi
	5. Turn left onto Rockaway Blvd	151 ft
Destination will be on the right		

