



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

FOR SALE: FANTASTIC LAND LOCATION IN QUEENS
TREMENDOUS VISIBILITY AND EXPOSURE.
(Check w/architect: ideal for billboard, cars sales, and re-development.)

136-18 Hillside Ave, Jamaica, NY., 11418 (Block 9617.... Lot 15)

ZONING: R6. SQ.FT. = 1,377

\$275,000

Video: <https://youtu.be/A46KBI8xXXQ>



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.



DESCRIPTION:

Previously occupied by a billboard. Tens of thousands of cars 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 corp business (please check with architect), Developmental (please check with architect), etc, etc. This Property is priced TO SELL!

OVERVIEW

Address		Building	
Primary address	13618 Hillside Ave	Building class	Other Miscellaneous (Z9)
Zip code	11418	Building sq. ft.	
Borough	Queens	Year built	
Block & lot	09617-0015	Use	
Sanborn map	406 011	Commercial units	1
Tax map		Lot	
Name		Lot sq. ft.	1,377
Address		Lot dimensions	23 ft x 124 ft
Purchase date		Corner lot	No
Purchase price		Buildings on lot	1
Property Taxes		Zoning	
Tax class	4	Zoning districts	R6
Tax assessor's market value	\$83,000	Zoning map	14d
Projected tax assessor's market value	\$85,000	Floor Area Ratio (FAR)	
Current tax bill	\$3,692	Residential FAR	2.43
Projected tax bill	\$3,797	Facility FAR	4.8
Neighborhood		FAR as built	.36
Neighborhood		Allowed usable floor area	3,346
Community district	9	Usable floor area as built	496
Closest police station	1.32 Miles -		
Closest fire station	0.71 Miles -		
School district number	28		
Census tract	0216.00		

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

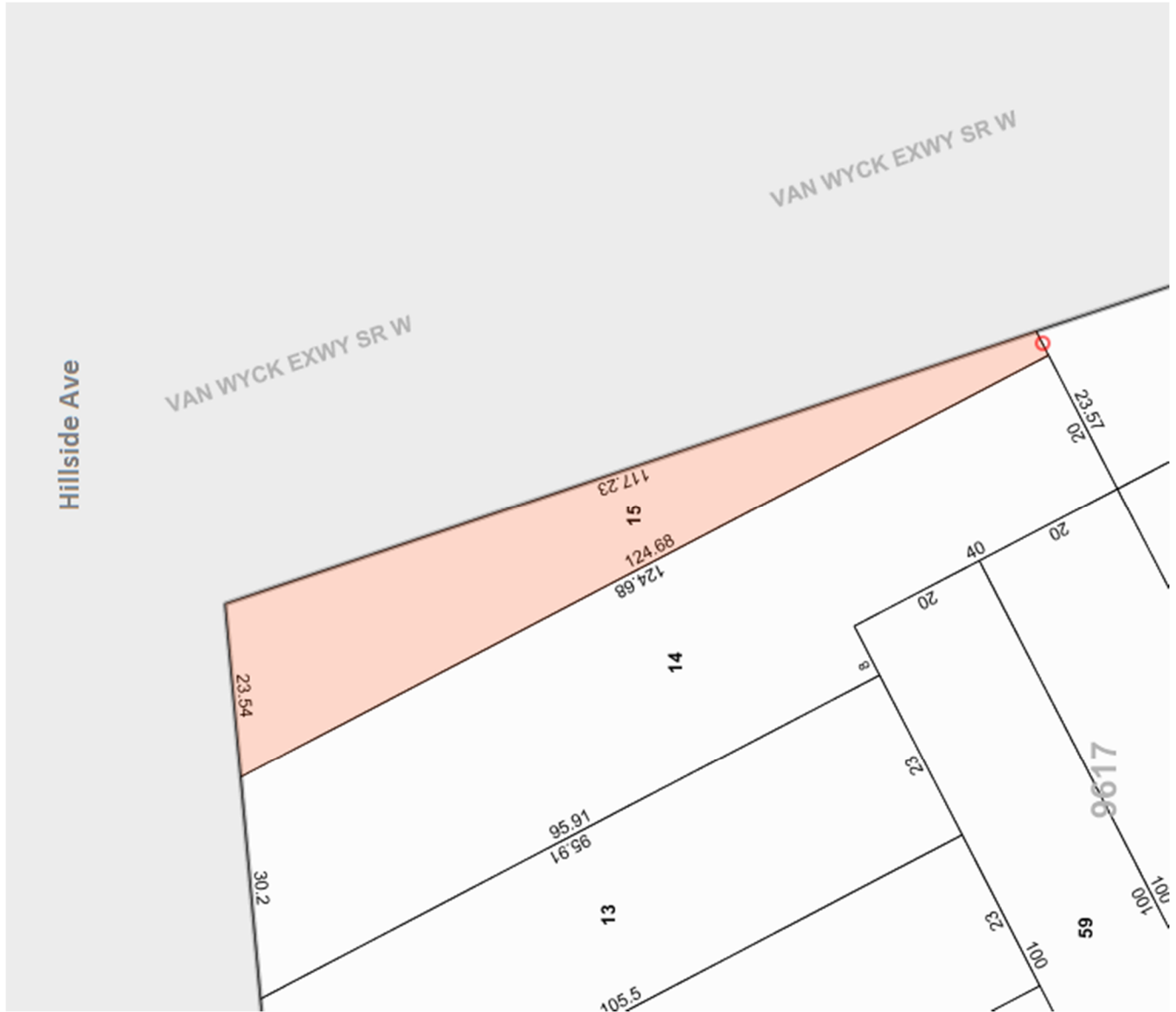


**CORNER
VAN WYCK EXPRESSWAY
AND HILLSIDE AVE**



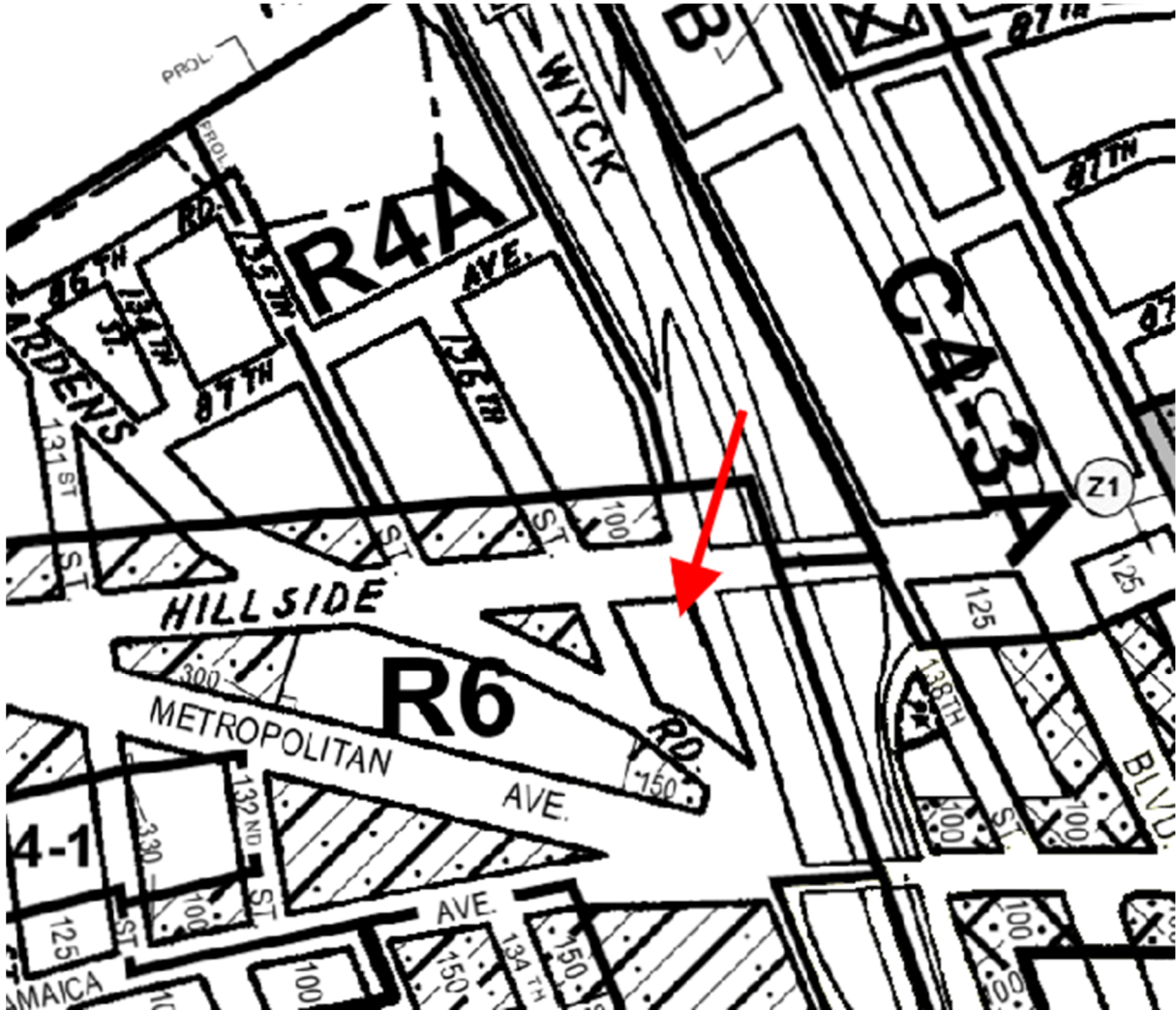
RE/MAX For Sale
VICTOR WEINBERGER
917-806-7040
RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

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

