

**FOR SALE or LEASE**  
**VICTOR D. WEINBERGER**  
 NYS Licensed Broker Associate  
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**917-806-7040**

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

**RE/MAX TEAM**

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**Prime location block-thru Industrial building 800 feet to Roosevelt Ave, #7 subway, LIRR & Bus Depot.  
 6,400 Sq.Ft. with a 6,400 Sq.Ft. Basement. Has 3 street 260 feet linear frontage.**

Address: 38-02 61 St, Woodside, NY., 11377 (2<sup>nd</sup> entrance is at 38-01 60 Street)

**Offered For Sale:** \$3.95 Million or **For Rent:** \$35 per SF (Triple Net)

**Ideal Use:** Community facility, medical, religious, school, retail, supermarket, restaurant, etc.

**Lot Size:** 32 x 200 built full with 3 street frontage. Over 260 feet frontage, easily divisible into 2 units.

**Zoning:** R5B

**Taxes:** \$43,166 (2020-2021)

**Property Video:** [https://youtu.be/wxo\\_PPkmcDk](https://youtu.be/wxo_PPkmcDk) (highlight the link and open in separate window)



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 this property.

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## PROPERTY OVERVIEW

### Address

Primary address	3802 61st St
Alternate address(es)	38-01 60th St
Zip code	11377
Neighborhood	Woodside
Borough	Queens
Block & lot	01215-0011



### Property Taxes

Tax class	4
Current tax bill	\$42,532
Projected tax bill	50

### Lot

Lot sqft	6,400
Lot dimensions	33 ft x 200 ft
Ground elevation	46 ft
Corner lot	SE

### Zoning

Zoning districts	R5B
Zoning map	9d

### Building

Building class	Miscellaneous Religious Facility (M9)
Building sqft	6,400
Building dimensions	200 ft x 32 ft
Buildings on lot	1
Stories	1
Roof height	13 ft
Year built	1930

Structure type	Might manufacturing facility
Construction type	Masonry
Grade	C

### Use

Commercial units	1
Other sqft	6,400
Certificate(s) of occupancy	

### Floor Area Ratio (FAR)

Residential FAR	1.35
Facility FAR	2
FAR as built	1.00
Allowed usable floor area	8,640
Usable floor area as built	6,400
Unused FAR	2,240



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## AERIAL MAP



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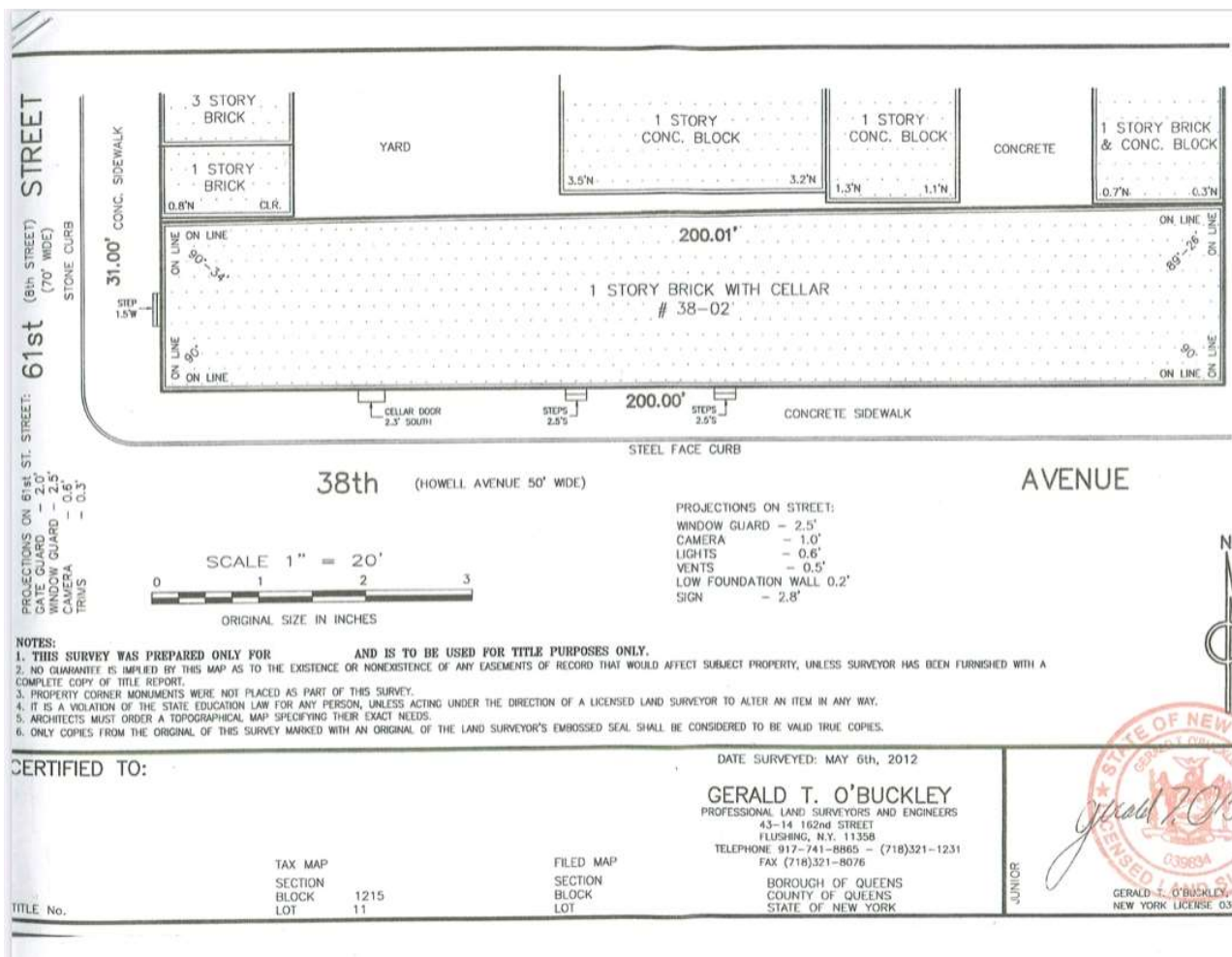
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## SURVEY



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Front exterior 38-02 61 Street (from 61<sup>st</sup> Street to 60<sup>st</sup> Street view)



Rear exterior 38-01 60 street (from 60<sup>th</sup> Street to 61<sup>st</sup> Street view)



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**Panoramic photos**

**Interior front entrance set up as a coffee shop for video shoots (61 Street entrance)**



**Interior 1<sup>st</sup> floor**



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**Commercial Rest rooms**





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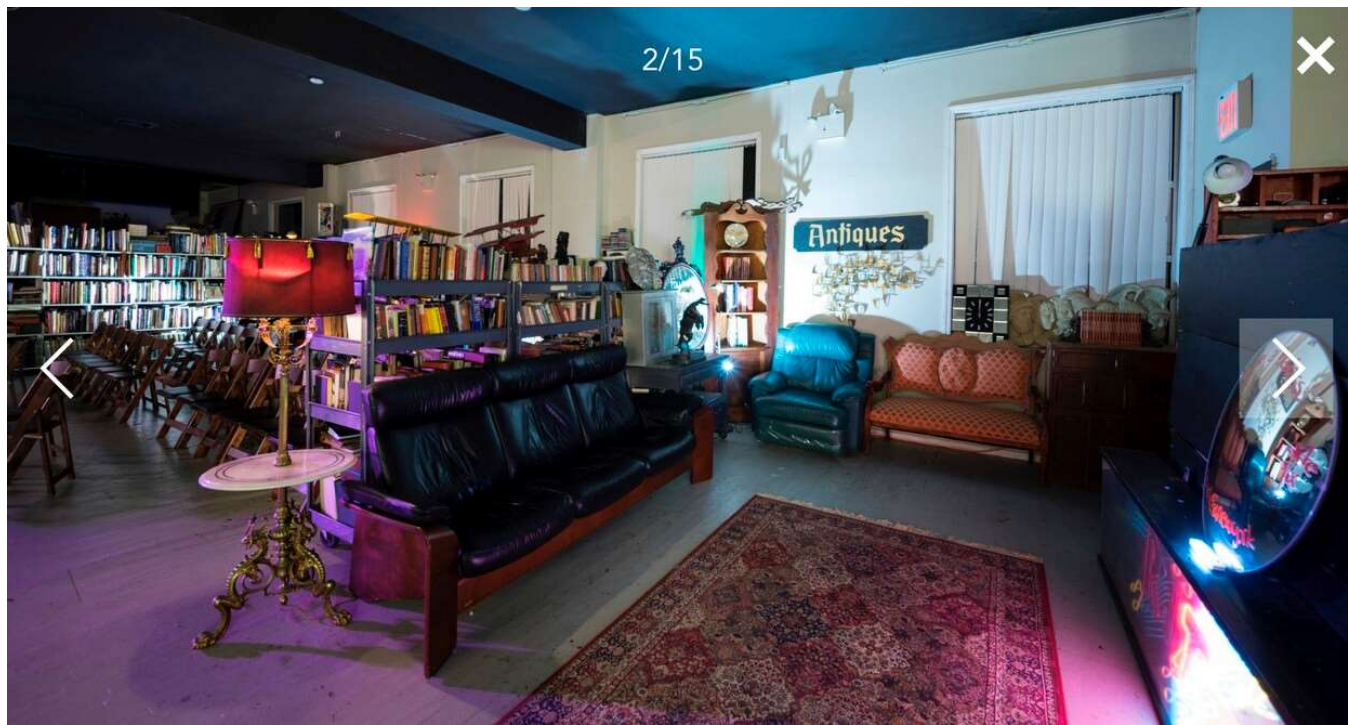
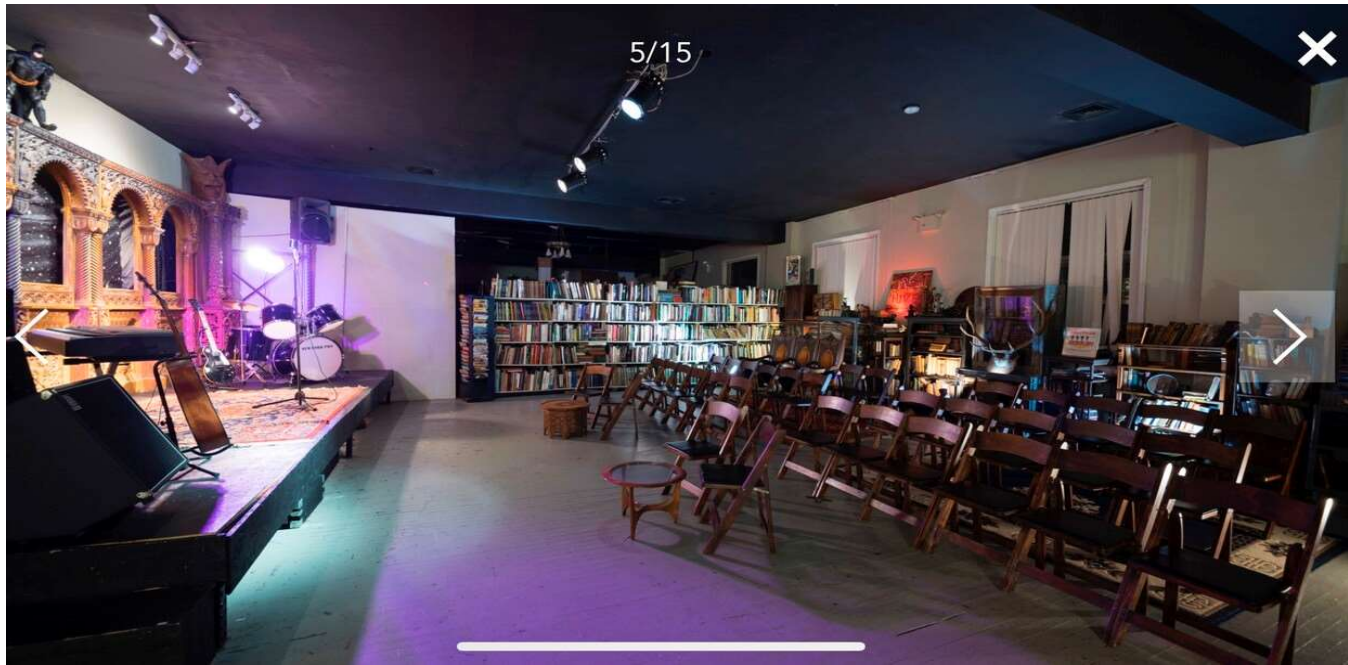
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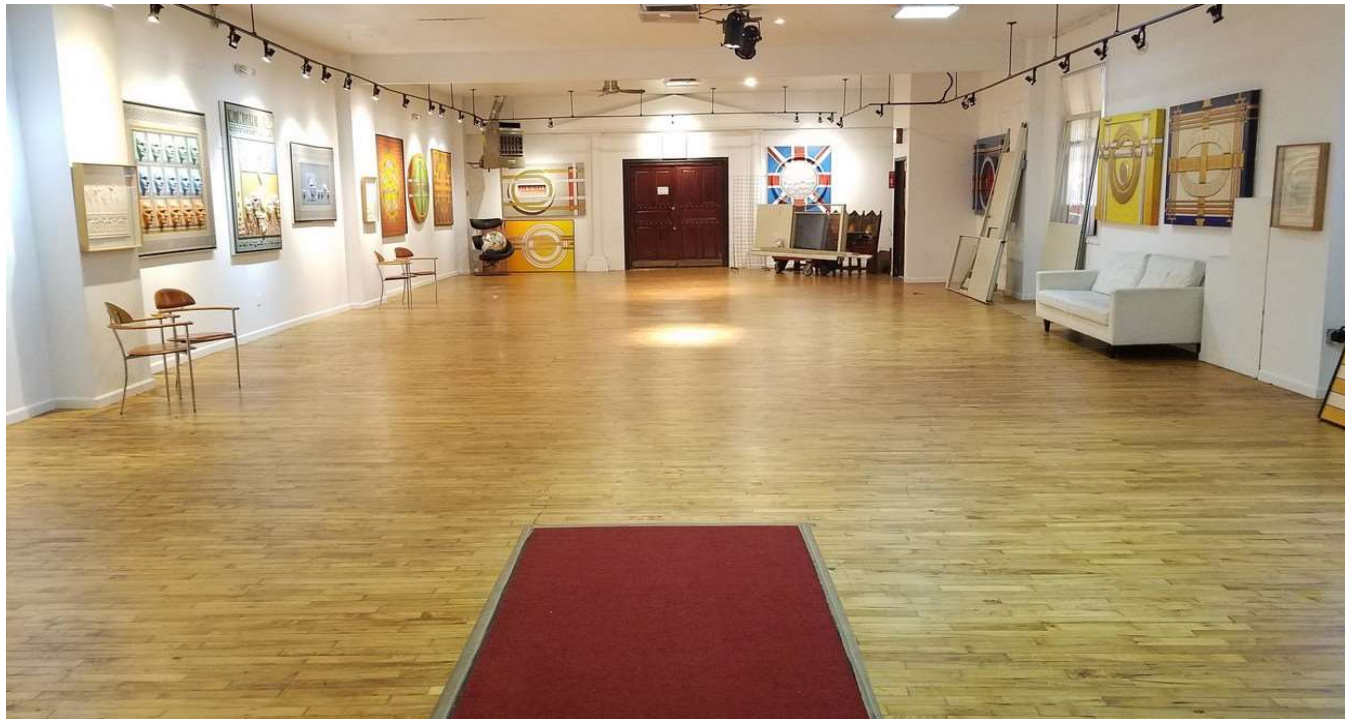
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**TAX MAP (Zoomed out)**



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## SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and state of New York, bounded and described as follows:

BEGINNING at a point on the Easterly side of 60th Street (formerly known as 7th Street) distant 92 feet Northerly from the corner formed by the intersection of the Easterly side of 60th Street with the Northerly side of 39th Avenue (formerly known as Sryker Avenue);

RUNNING THENCE Easterly at right angles to 60th Street, 200 feet 1/4 inch to the Westerly side of 61st Street (formerly known as 8th street);

RUNNING THENCE Northerly along said Westerly side of 61st Street f/k/a 8<sup>th</sup> Street, 31 feet to the Southerly side of 38<sup>th</sup> Avenue;

RUNNING THENCE Westerly and along land the Southerly side of 38<sup>th</sup> Avenue f/k/a Howell Avenue formerly Land of Flushing and Woodside Railroad, 200 feet to the easterly side of 60th Street;

RUNNING THENCE Southerly along said Easterly side of 60th Street, 33 feet to the point or place of BEGINNING.

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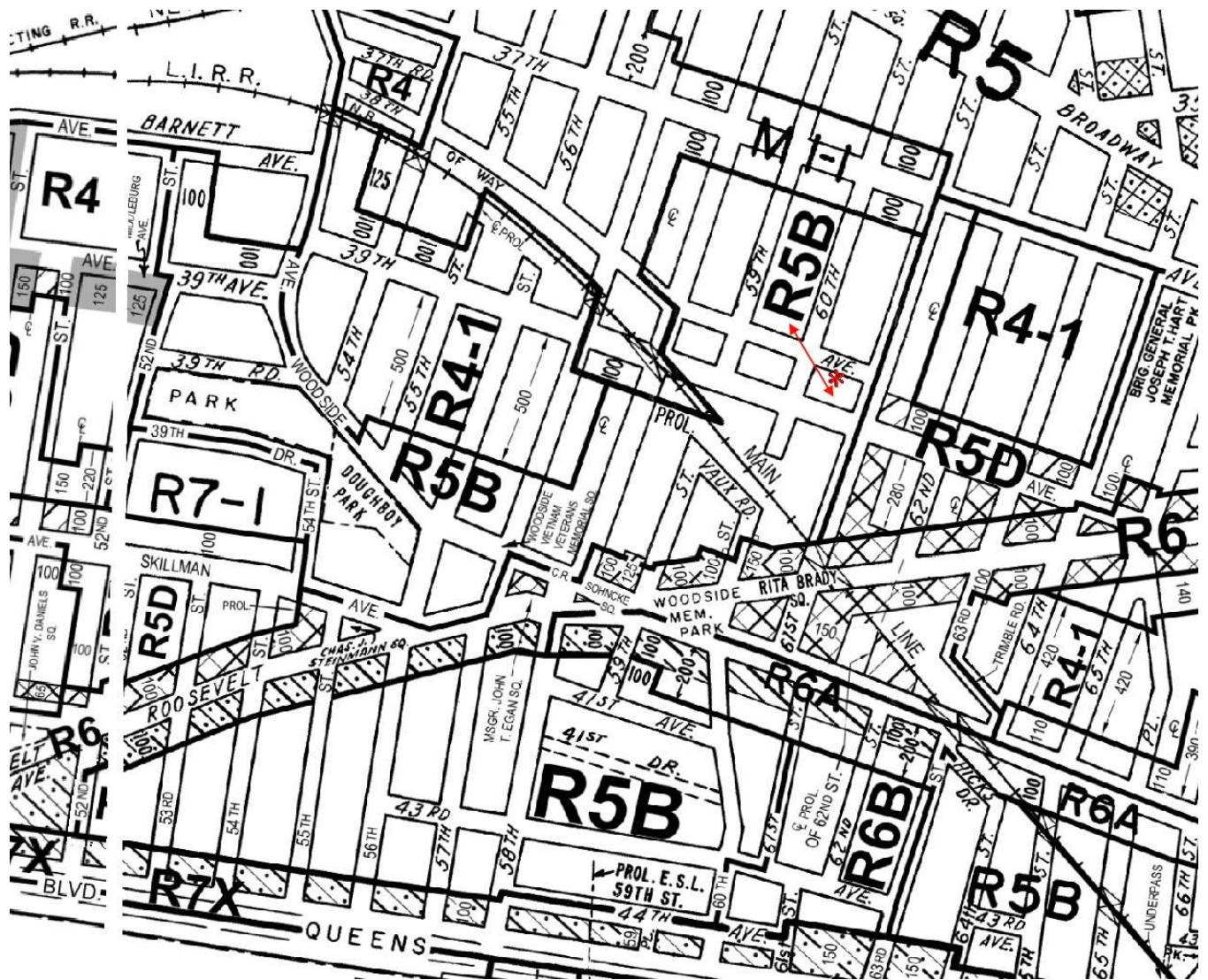
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ZONING MAP



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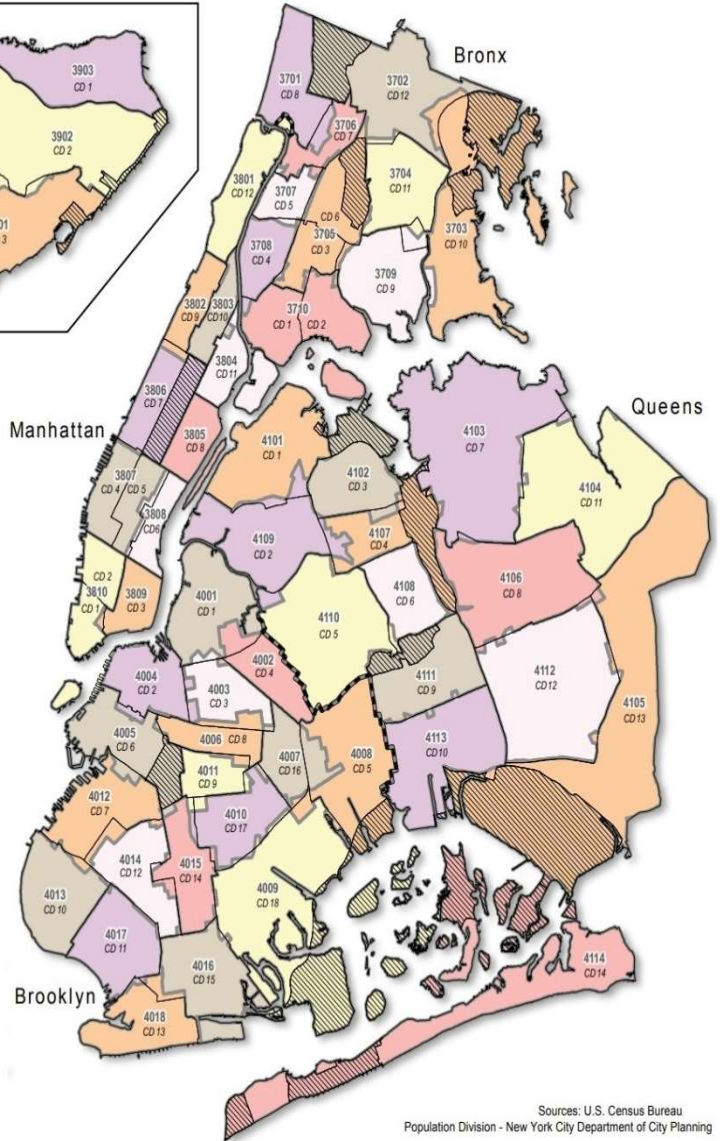
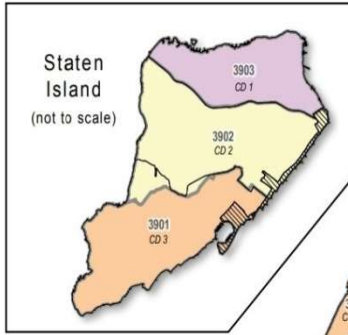
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NYC COMMUNITY DISTRICTS

# New York City PUMAs and Community Districts

Public Use Microdata Areas (PUMAs) approximate NYC Community Districts (CDs).


- 3702 PUMAs
- CD 12 Community District boundaries
- Joint Interest Areas (JIAs) e.g. parks and airports



Bronx		Brooklyn		Manhattan		Queens		Staten Island	
CD	PUMA Name	CD	PUMA Name	CD	PUMA Name	CD	PUMA Name	CD	PUMA Name
1 & 2	3710 Hunts Point, Longwood & Melrose	10	4013 Bay Ridge & Dyker Heights	8	3805 Upper East Side	8	4106 Briarwood, Fresh Meadows & Hillcrest	1	3903 Port Richmond, Stapleton & Mariner's Harbor
3 & 6	3705 Belmont, Crotona Park East & East Tremont	11	4017 Bensonhurst & Bath Beach	9	3802 Hamilton Hts, Manhattanville & West Harlem	9	4111 Richmond Hill & Woodhaven	3	3901 Tottenville, Great Kills & Annadale
4	3708 Concourse, Highbridge & Mount Eden	12	4014 Borough Park, Kensington & Ocean Parkway	10	3803 Central Harlem	10	4113 Howard Beach & Ozone Park	2	3902 New Springville & South Beach
5	3707 Morris Heights, Fordham South & Mount Hope	13	4018 Brighton Beach & Coney Island	11	3804 East Harlem	11	4104 Bayside, Douglaston & Little Neck		
7	3706 Bedford Park, Fordham North & Norwood	14	4015 Flatbush & Midwood	12	3801 Washington Heights, Inwood & Marble Hill	12	4112 Jamaica, Hollis & St. Albans		
		15	4016 Sheepshead Bay, Gerritsen Beach & Homecrest			13	4105 Queens Village, Cambria Heights & Rosedale		
		16	4007 Brownsville & Ocean Hill			14	4114 Far Rockaway, Breezy Point & Broad Channel		
		17	4010 East Flatbush, Farragut & Rugby						
		18	4009 Canarsie & Flatlands						
		19	4011 Crown Heights So., Prospect Lefferts & Wingate						

Sources: U.S. Census Bureau  
Population Division - New York City Department of City Planning

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AREA MAP



