



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

For Sale: Builder or User opportunity (currently Auto repair)
104-65 Atlantic Ave, Richmond Hill, NY., 11418
(Corner 107 St-Btw Lefferts & Woodhaven Blvd)

\$899,000

- * Lot size: 25 x 84.75
- * Building size: 25 x 84 (2,100 Sq.Ft.)
- * Zoning: R6A and C2-3 (F.A.R. = 3.0 to 3.6).
- * Can Built as of right minimum 6,300 Sq.Ft. (Residential - Mixed used and/or community facility)
- * Current use: Auto parts in front and Auto repair in the rear.
- * Libor MLS# 3083287

Property Video: <https://youtu.be/r8kQ6-cTI78> (click on the link)



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.

RE/MAX For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

104-65 Atlantic Ave Property Overview

Address

Primary address	10465 Atlantic Ave
Zip code	11418
Neighborhood	Richmond Hill
Borough	Queens
Block & lot	09313-0033



Property Taxes

Tax class	4
Current tax bill	\$21,177

Lot

Lot sqft	2,100
Lot dimensions	25 ft x 84.75 ft
Ground elevation	43 ft
Corner lot	NW

Zoning

Zoning districts	R6A, C2-3
Zoning map	18a

Building

Building class	One Story Retail Building (K1)
Building sqft	2,100
Building dimensions	25 ft x 84 ft
Buildings on lot	1
Stories	1
Roof height	12 ft
Year built	1930

Style	SML retail
-------	------------

Use

Commercial units	1
Retail sqft	2,100
Certificate(s) of occupancy	

Floor Area Ratio (FAR)

Residential FAR	3
Facility FAR	3
FAR as built	1.00
Allowed usable floor area	6,300
Usable floor area as built	2,100
Unused FAR	4,200



For Sale

VICTOR WEINBERGER
917-806-7040

RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

TAX MAP





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

NYC Zoning Handbook: Residential Districts: R6

Medium-Density Contextual Residence District

R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
				max.							min.	
Basic	1,700 sf	18 ft	30 ft	100%	65%	3.00	40-60 (65) ft	70 (75) ft	n/a (7)	680	50% of	25% of
Inclusionary						3.60	40-65 ft	80 (85) ft	8		DU	IRHU

R6A: General residence district

Maximum FAR: 3.0
 Maximum lot coverage:
 Corner lot: 80%
 Interior lot or through-lot: 65%
 Maximum front wall setback:
 Wide street: 8 feet
 Narrow street: 15 feet
 Minimum lot area per DU: 227 square feet
 Maximum DUs per acre: 192
 Required parking: One per dwelling unit or 50% of dwelling units if grouped
 Quality Housing Program: Mandatory

NYC Zoning Handbook: Commercial Districts: C2

Local Retail and Local Service District

C1 and C2 Overlays	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0									
Commercial FAR within R6 - R10	All districts have a commercial FAR of 2.0									
Depth of Overlay District (in feet)	200	150					100			
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf		None	

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

AERIAL (East to West View)



EXTERIOR



ROOF



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

EXTERIOR AERIAL (West to East View)



AERIAL FRONT VIEW



REAR EXTERIOR VIEW



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

GARAGE INTERIOR



WALK TO TRAIN MAP

Transit information [show more](#)

Get directions subway

Start from

104-65 Atlantic Ave, Richmond Hill, 11418

Arrive at

Jamaica Ave 104 St

Get directions

Walking directions

104-65 Atlantic Ave, Jamaica, NY 11418, USA

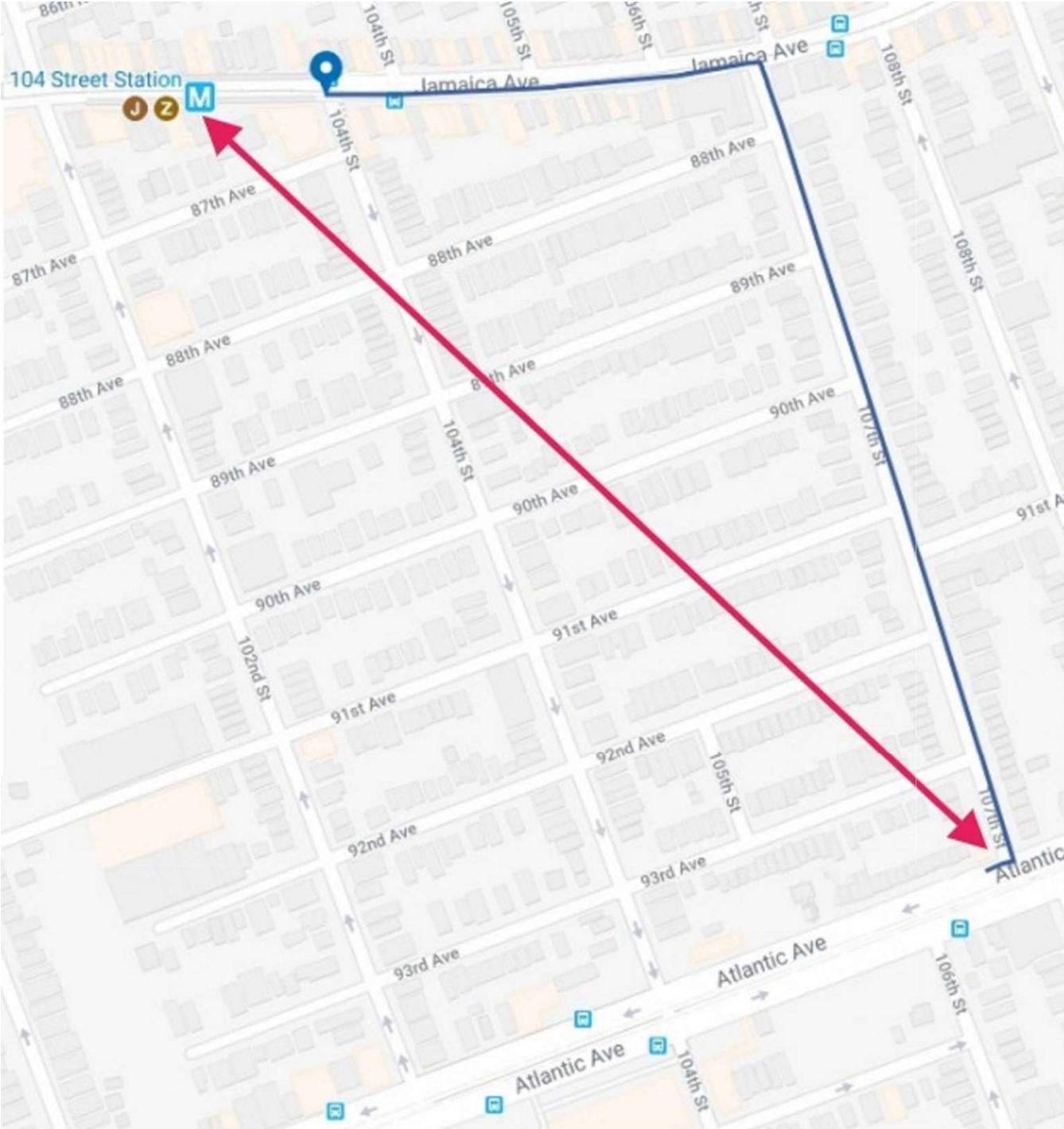
0.5 mi. About 10 mins

1. Head **west** on **Atlantic Ave** toward **104th St** 0.1 mi
2. Turn **right** onto **104th St** 0.4 mi

Jamaica Ave & 104th St, Queens, NY 11418, USA

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

Subway Walking Distance Map Zoomed-in



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

MAP Zoomed-out

