

PROPERTY FOR SALE

VICTOR D. WEINBERGER
 NYS Licensed Broker Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

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

RE/MAX TEAM

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FOR SALE: 88-48 Myrtle Ave, Glendale, NY, 11385 (Block# 3870 Lot# 115)
 1 block off Woodhaven Blvd, and 2 blocks to Jackie Robinson Entrance and Forest Park.

VIDEO: <https://youtu.be/Sp5Y3yuZAFs> ← Highlight link and open in new window

Description: Glendale/Queens 1 STORY 2,500 Sq.Ft corner auto repair shop with 4 enclosed garages. Property is ideal for various users, including current use and redevelopment.

Note: Due to a shortage of these type of properties, there is a huge demand for auto repair shops in Queens. Zoning (R4-1 and C2-3)

Price: Only \$725,000 (You are not misreading it)



The asking price for the property was based on the information 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 on this property pertaining to size, zoning analysis, etc.,

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88-48 Myrtle Ave Overview

Address		Building	
Primary address	8848 Myrtle Ave	Building class	Auto Body/Collision or Auto Repair (G2)
Zip code	11385	Square feet	1,750
Neighborhood	Glendale	Building dimensions	25 ft x 48 ft
Borough	Queens	Buildings on lot	1
Block & lot	03870-0115	Stories	1
		Roof height	13 ft
		Year built	1938
		Structure type	Auto representation shop
		Construction type	Masonry
Property Taxes		Use	
Tax class	4	Commercial units	1
Property tax (2021-2022)	\$11,646	Garage sqft	1,750
Lot		Certificate(s) of occupancy	
Lot sqft	2,521	Floor Area Ratio (FAR)	
Lot dimensions	25 ft x 100.83 ft	Residential FAR	0.75
Ground elevation	134 ft	Facility FAR	2
Corner lot	SE	FAR as built	0.69
Zoning		Allowed usable floor area	1,891
Zoning districts	R4-1, C2-3	Usable floor area as built	1,739
Zoning map	14b	Unused FAR	152

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Form 54-C (Rev. 4/62)-NOM-601076(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date **4/24/64**

No. **156082**

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 ~~xxx~~ altered ~~xxxxxx~~ building—premises located at Block **3870** Lot **115**
88-48 Myrtle Ave.

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

~~xxxxxx~~ BEGINNING at a point on the ~~xxxx~~ **South east** ~~xxxx~~ ~~xxxx~~ corner formed by the intersection of ~~xxxx~~ **88th. Lane** and **Myrtle Ave.**
 running thence **S. 100'** feet; thence **E. 25'** feet;
 thence **N. 100'** feet; thence **W. 25'** 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.

~~xxxx~~ Alt. No. **Alt. 362/64** Construction classification— **Non-fire**
 Occupancy classification— **Comm.** Height **1** stories, **13** feet.
 Date of completion— **4/20/64** Located in **G2-2** Zoning District.

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

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1	On gr.	3	Automotive Service Station. (lubritory, minor repairs, car washing within completely enclosed building). Garages Use Gr. 13 Fire Dept. Certification 4/15/64

OFFICE COPY—DEPARTMENT OF BUILDINGS

W. [Signature]
 Borough Superintendent

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Tax Map (zoomed in)



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BUILDING OUTLINE AND TAX MAP



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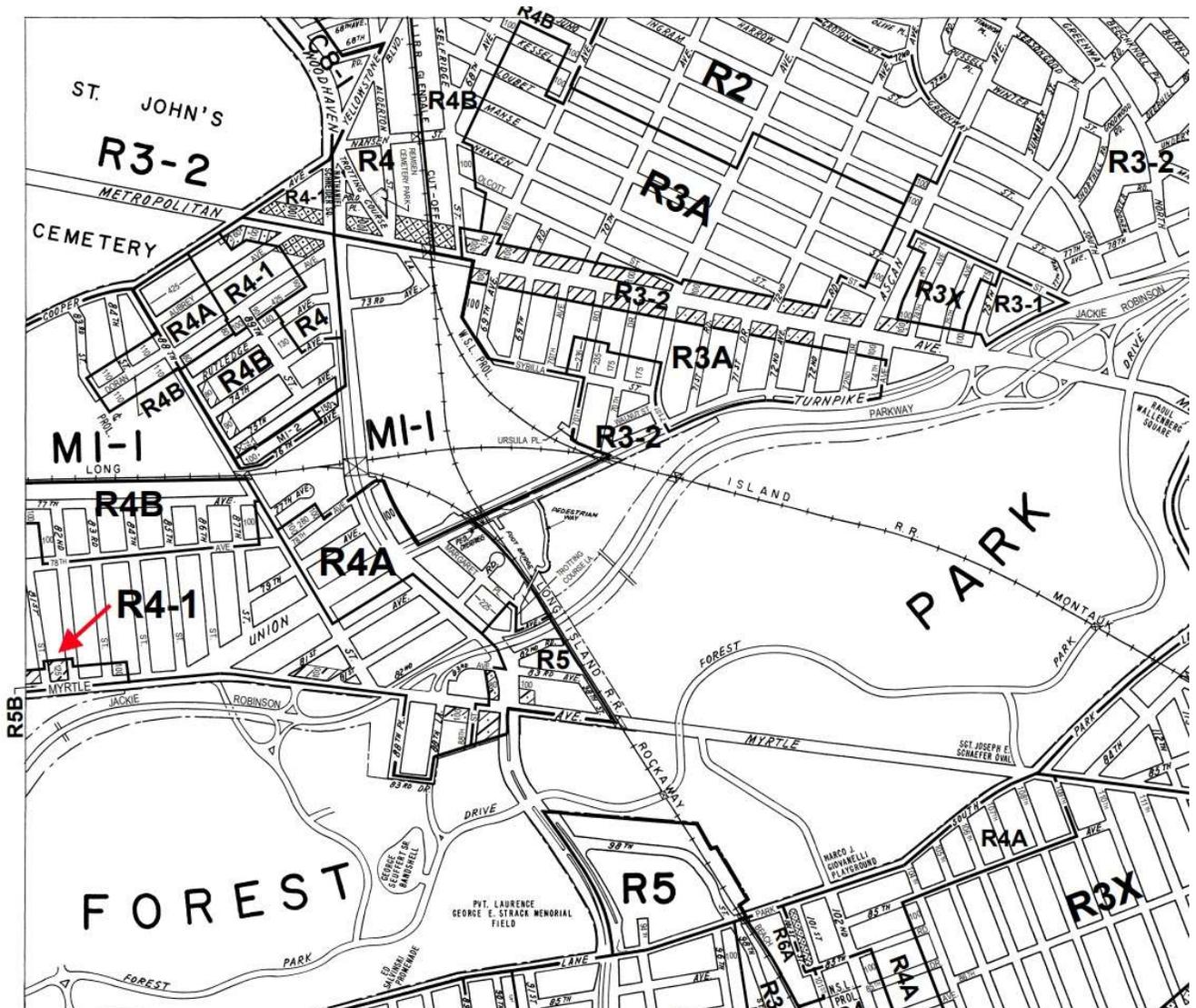
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ZONING MAP



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Exterior Photos



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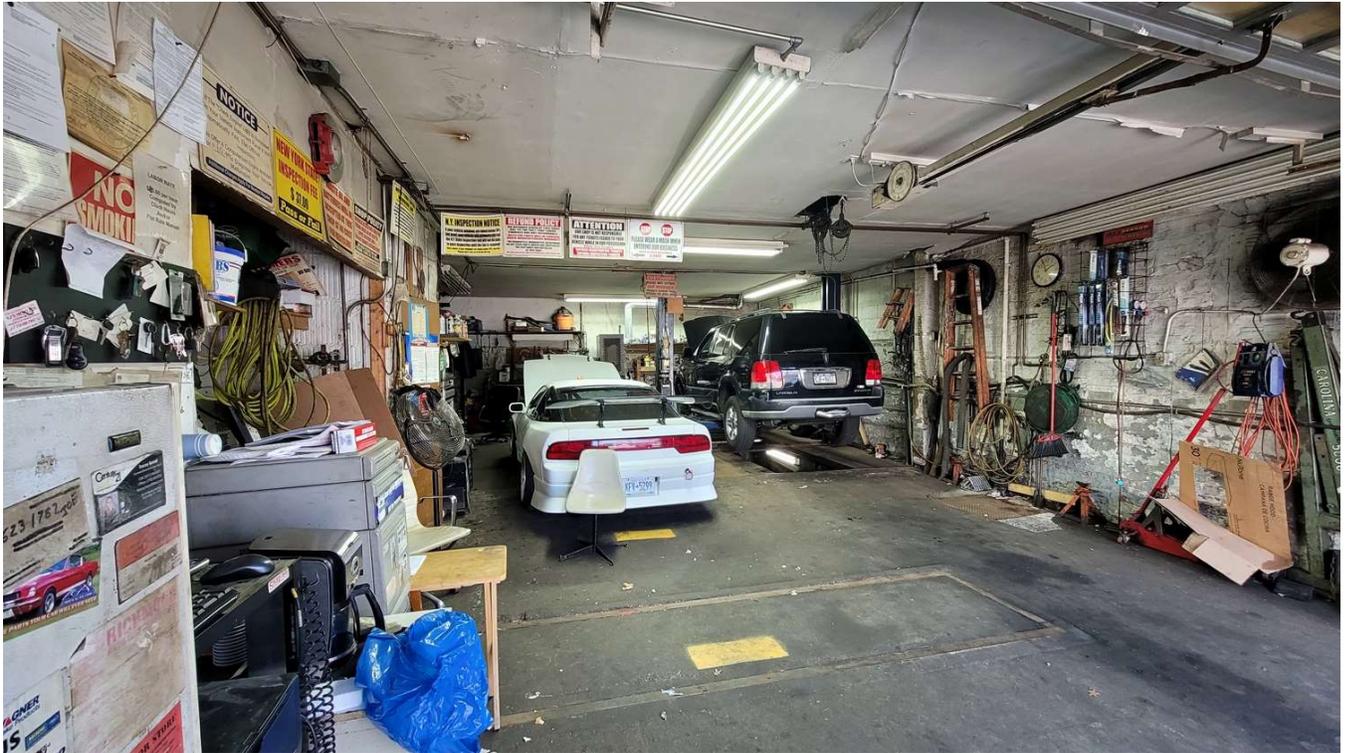
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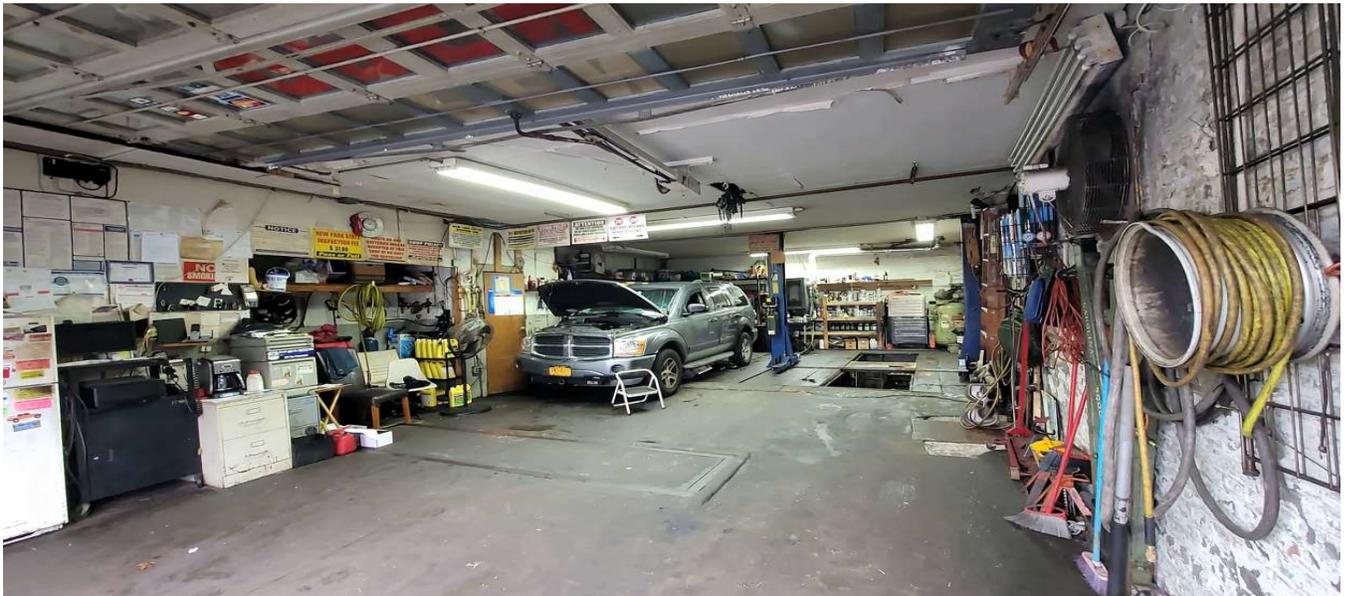
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Interior Photos



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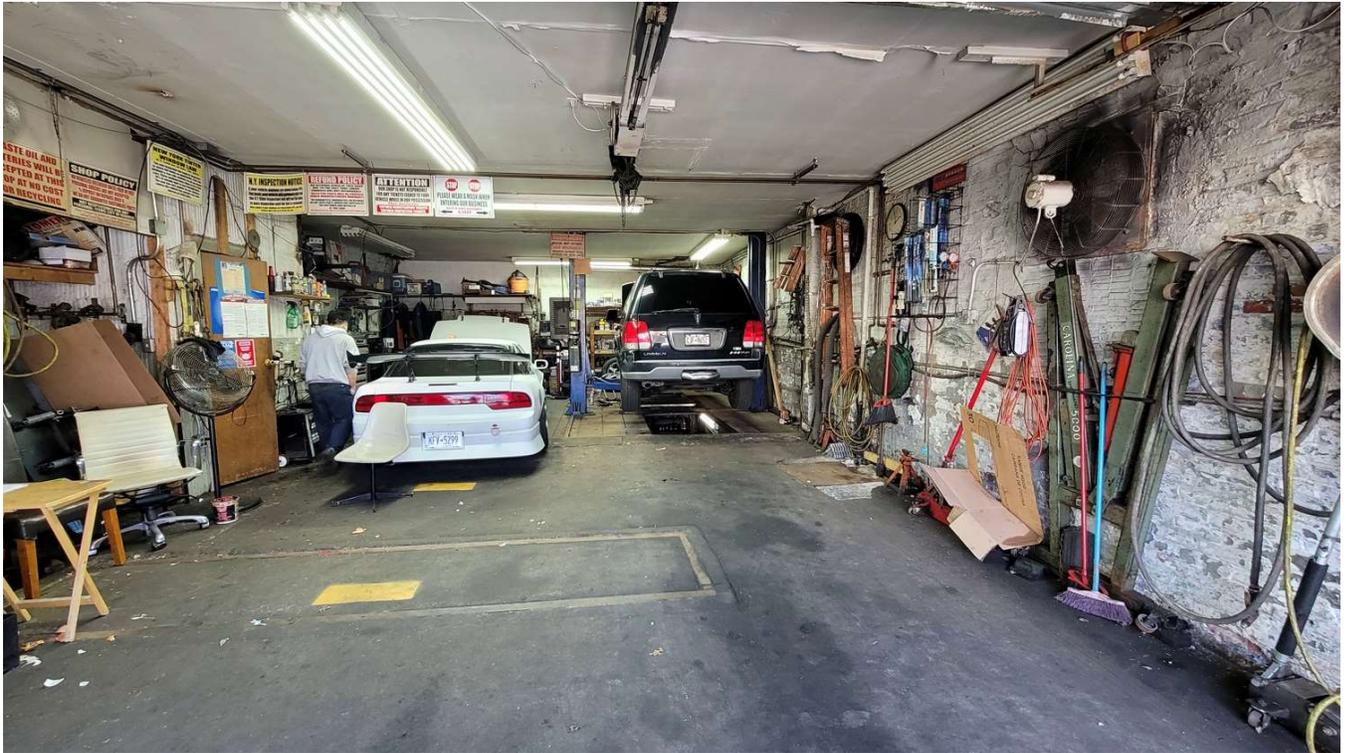
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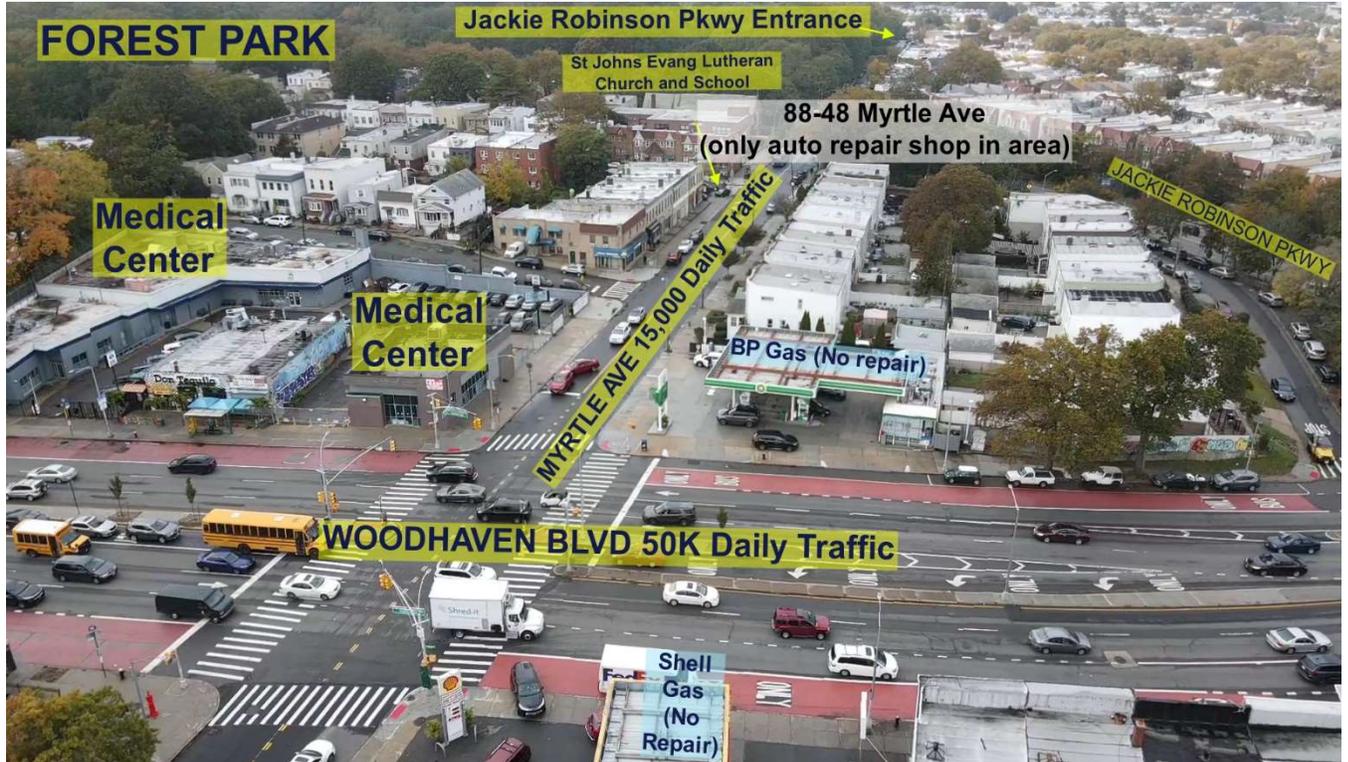
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Aerial East to West View



Front of Property: Aerial North to South View



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Aerial view



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88th Lane (rear of property)



88th Lane View rear of the property)



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West to East View



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WEST TO EAST VIEW



EAST TO WEST VIEW



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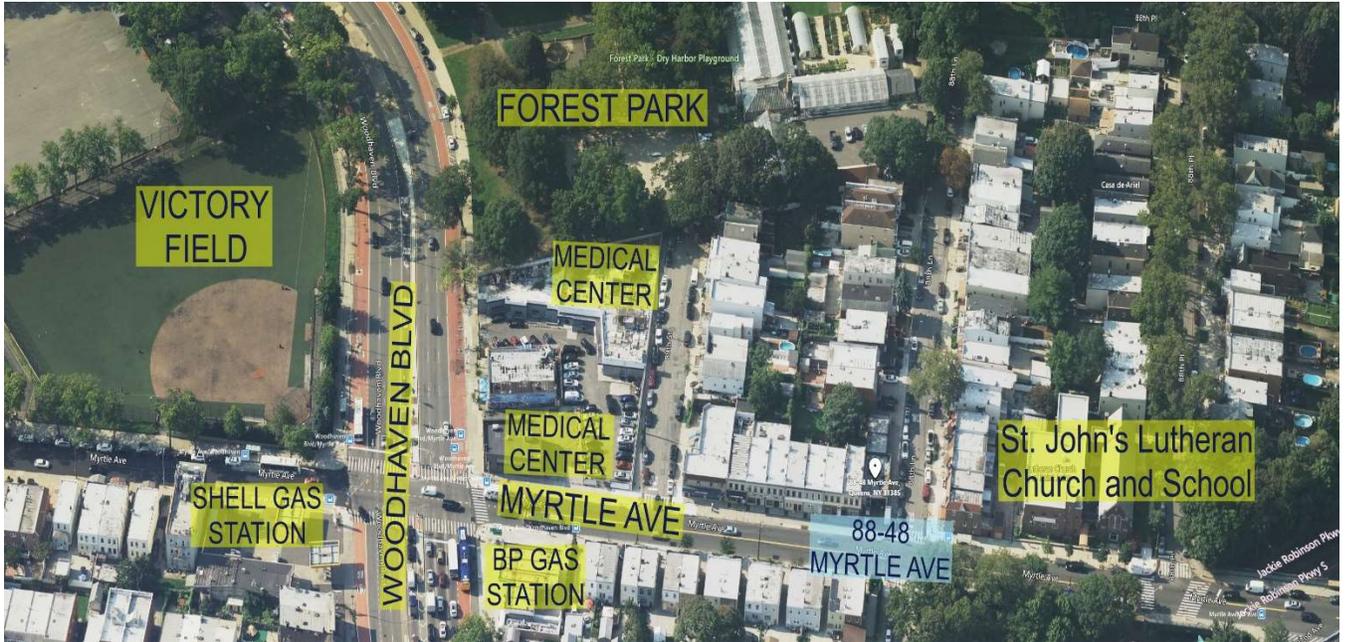
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NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



Area Map

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