



Victor Weinberger 917-806-7040 (cell) or 866-308-6699 (Toll Free Office)
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94-30 Albert Road, Ozone Park, NY., 11417 (Block 11545.... Lots 35)

For Sale: Builder or User Live and Work opportunity

- * Can have an additional home on the Lot Next to the existing home**
- * Lot is on the border of Howard Beach-Lindenwood-Ozone Park**
- * Located 2 blocks from Cross Bay Blvd & North Conduit Exit**

- * Rear Garage has Certificate of Occupancy for Auto Repair Shop**
*** ZONING: R4 (F.A.R. = .9)**

- * Possibly infill with huge houses surrounding the subject property.**
- * You can build 2nd house without demolishing the existing house.**

- * The existing House can be expanded into a larger home or just transfer the air rights to the new home.**

Lot Size: 50 x 100

Video can be seen at: <https://youtu.be/2QC0fcEPep8>

\$899,000



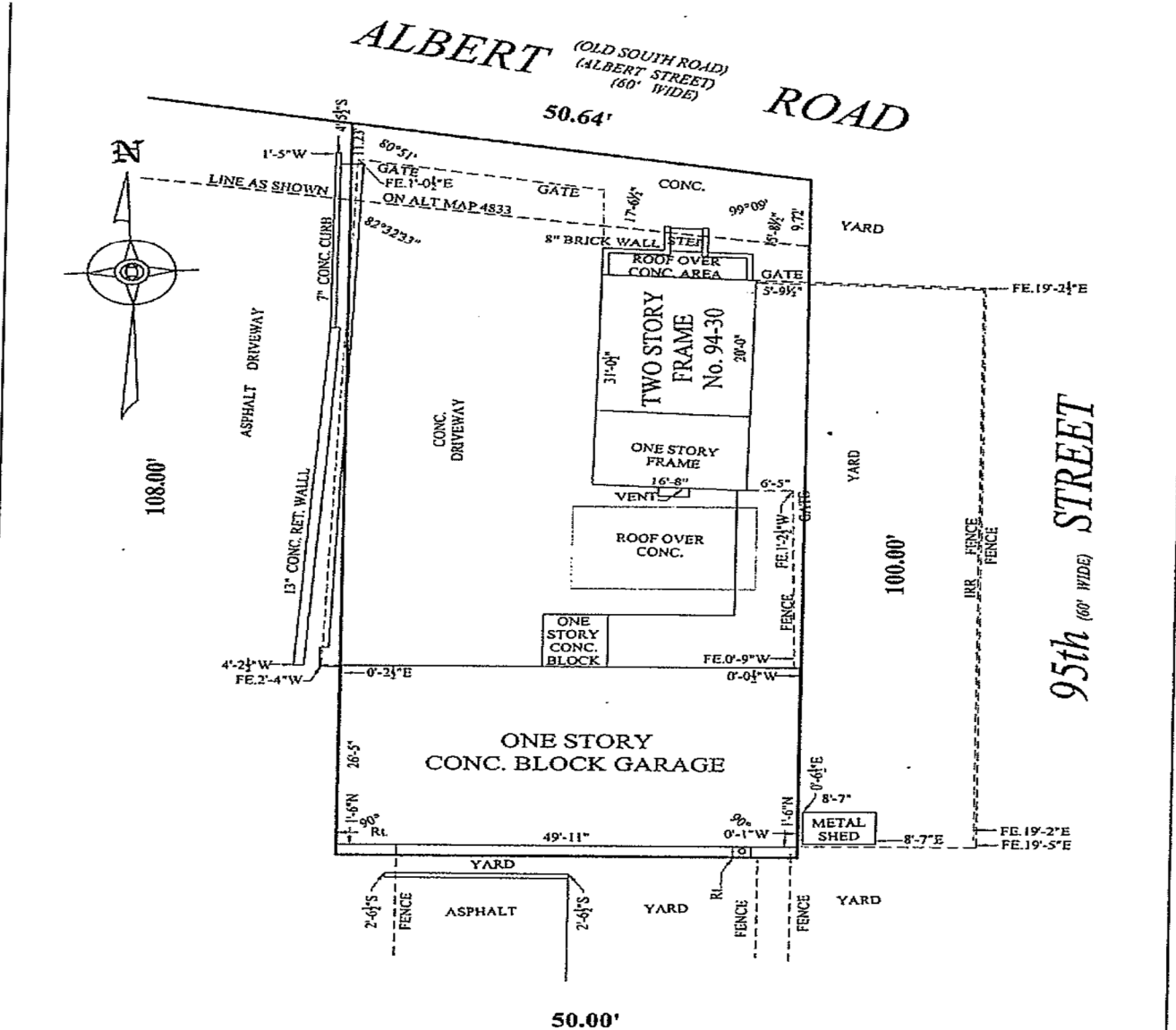
The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.



94-30 Albert Road Overview

Address		Building	
Primary address	9430 Albert Rd	Building class	Two Stories Detached (Small or Moderate Size, With or Without Attic) (A1)
Zip code	11417	Building sqft	1,248
Borough	Queens	Building dimensions	26 ft x 24 ft
Block & lot	11545-0035	Year built	1840
Sanborn map	418 035	Stories	2
Tax map	45004	Has garage	Yes
Owner		Certificates of Occupancy	
Name		Style	Old Style
Address		Construction type	Frame
Purchase date		Exterior wall	Aluminum/Vinyl
Purchase price		Exterior condition	Low Average
Property Taxes		Use	
Tax class	1	Residential units	1
Tax assessor's market value	\$601,000	Residential sqft	1,248
Projected tax assessor's market value	\$534,000	Average residential unit size	1,248
Current tax bill	\$3,784	Lot	
Projected tax bill	\$3,813	Lot sqft	5,000
Neighborhood		Lot shape	Regular
Neighborhood	Ozone Park	Lot dimensions	50.42 ft x 100 ft
Community district	10	Corner lot	SW
Closest police station	0.84 Miles -	Buildings on lot	1
Closest fire station	0.85 Miles -	Zoning	
School district number	27	Zoning districts	R4
Census tract	88	Zoning map	18b
Hazards & Environment		Floor Area Ratio (FAR)	
Toxic site on this property	No	Residential FAR	0.9
Neighboring toxic sites	No	Facility FAR	2
		FAR as built	0.25
		Allowed usable floor area	4,500
		Usable floor area as built	1,250

SURVEY



Note:
 This survey is intended to be used for Title purposes only and is subject to whatever a more complete title search may reveal.
 It is not to be used to locate new construction.
 Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

TITLE NO: CLC 81803Q

CERTIFIED TO:
 Class Abstract Services, Inc.
 Old Republic National Title Insurance Company
 Arbo Realty Holdings, LLC
 ROBERT MECABE, HIS SUCCESSORS AND/OR
 ASSIGNS AS THEIR INTERESTS MAY APPEAR

BLOCK 11545 LOT 35
BOROUGH OF QUEENS STATE OF NEW YORK

Surveyed: June 15, 2016

Carlyle Ian Douglas
 Licensed Land Surveyor
 206 Lenox Road
 Brooklyn, NY 11226
 Tel: (718) 469-3034
 Fax: (718) 462-6125

Carlyle Ian Douglas
 NEW YORK LICENSE No. 050438

CERTIFICATE OF OCCUPANCY (for the rear garage)

Form 54-C (Rev. 4/62)-EOM-601036(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date **2/20/73** No. **Q 184644**

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 ~~new~~ ~~altered~~ ~~existing~~ building—premises located at

94-30 Albert Road Block **12545** Lot **35**

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

BEGINNING at a point on the **South** side of **Albert Road** distant **Mapped Zero** feet **West** from the corner formed by the intersection of **95th Street** and **Albert Road** running thence **S. 100** feet; thence **W. 50²** feet; thence **N. 108.05** feet; thence **E. 50.64²** 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.

~~Non-Fireproof~~ Alt. No.— **ALT. 5/72** Construction classification— **Non-fireproof**
 Occupancy classification— **Comm.** Height **1** stories, **16** feet.
 Date of completion— **1/30/73** Located in **R-4** Zoning District.
 at time of issuance of permit.

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

PERMISSIBLE USE AND OCCUPANCY

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

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1st	On Ground	5	Automobile Repair Shop (UG 16)

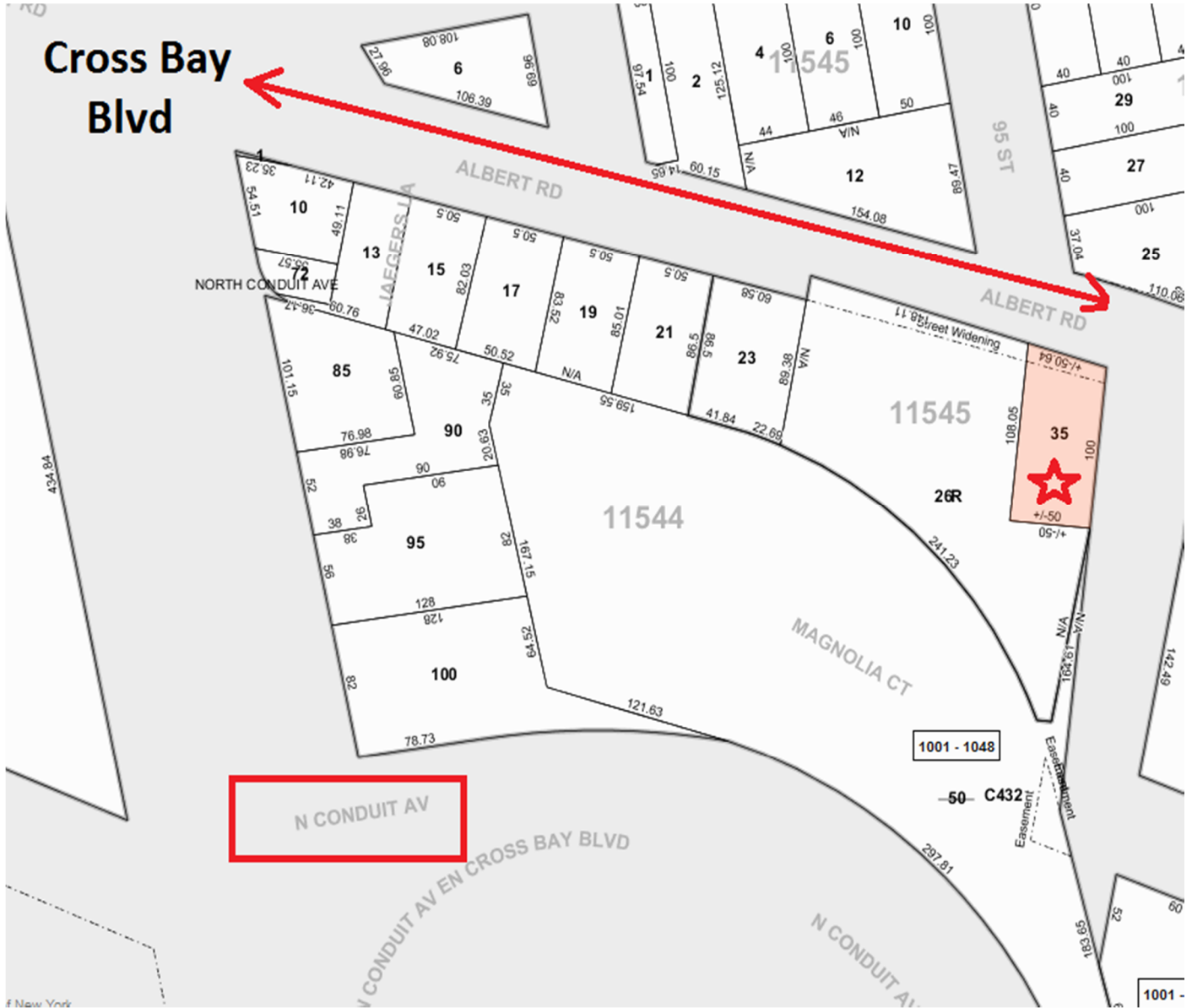
MI PERFORMANCE STANDARDS ARE TO BE COMPLIED WITH.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING AND CONFORM WITH THE RULES OF THE DEPARTMENT OF BUILDINGS
OFFICE COPY—DEPARTMENT OF BUILDINGS

[Signature]
 Borough Superintendent
E. Ballon

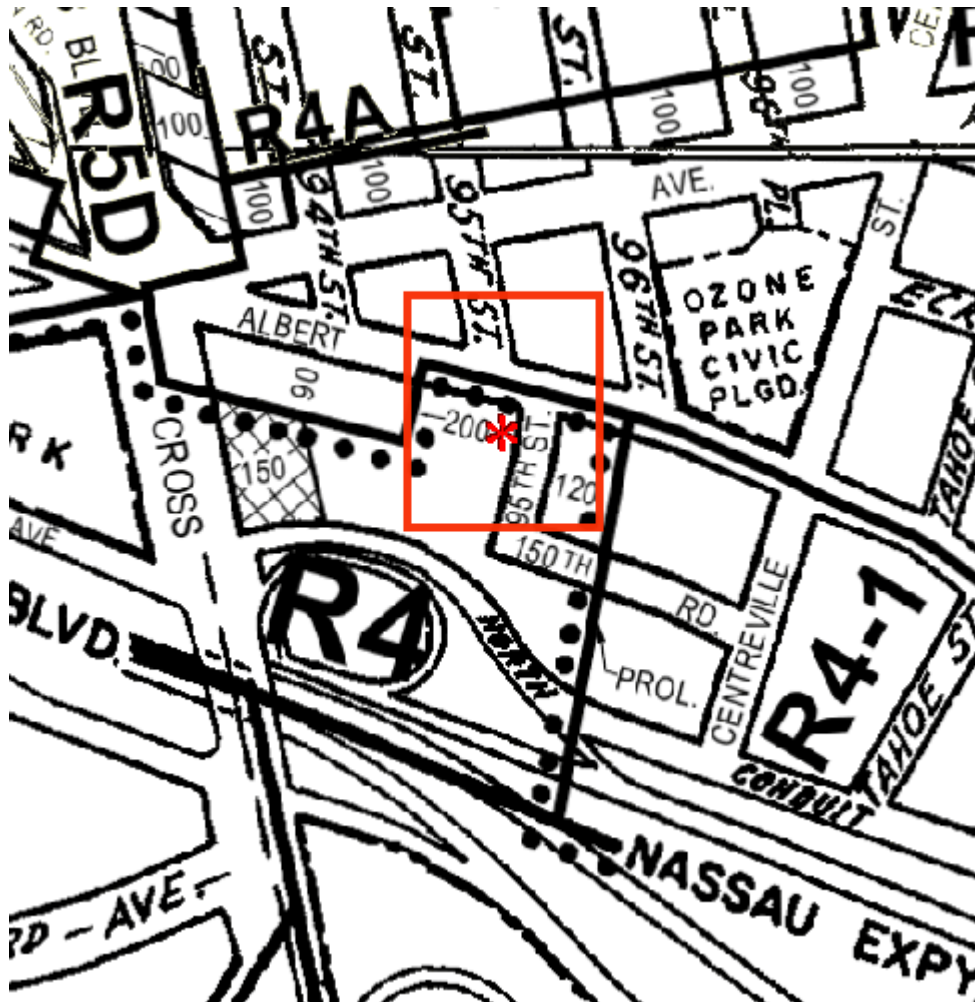

For Sale
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RE/MAX 866-308-6699
 Team, Inc. www.VictorWeinberger.com

TAX MAP



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ZONING MAP



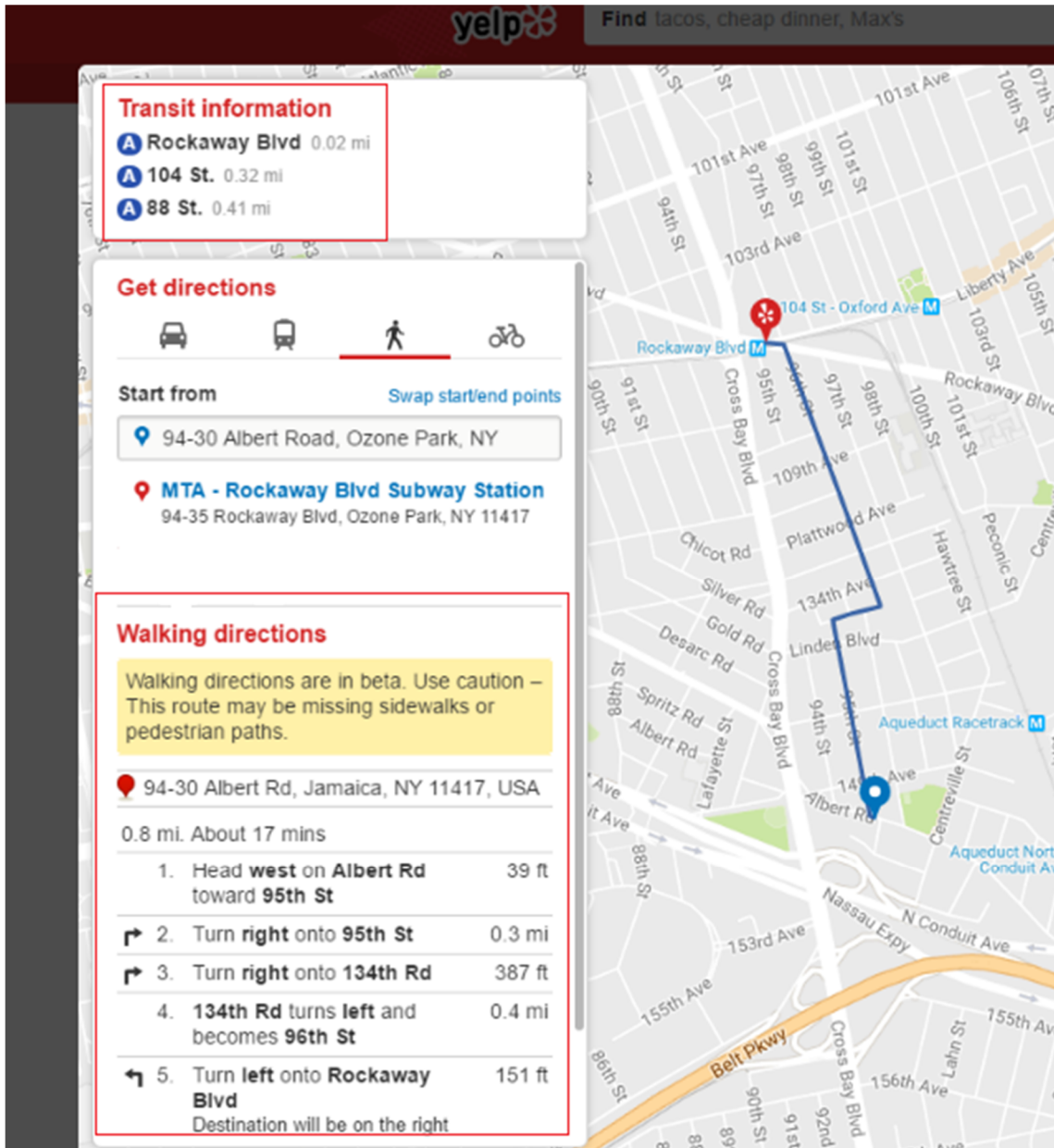
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VISUAL MAP OF AREA




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**Subway MAP for Crossbay Blvd and Rockaway Blvd (0.8 Miles from subject)
Bus on the corner - 2 blocks away.**



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