

E-Mail: <u>Victor@VictorWeinberger.com</u>

# For Sale: Woodside 2 Fam Det Home with an additional lot (50 x 100 Lot both properties)

48-43 58<sup>th</sup> Place, Woodside, NY, 11377 (Block# 2327 Lot# 8 and Lot# 7 )

Off Laurel Hill Blvd: service road to the Brooklyn/Queens Expressway (Route 278)

Description: 2 story 2 Fam home on a 30 x 90 Lot, Plus an Additional Vacant Lot is 20 X 90 Lot (house and Lot are on the same deed, but have 2 separate lots)

Home Bldg size: 20 x 50 (needs some TLC). It is built to the property line and has a Garage.

Close to All (schools, shopping, transportations and highways)

Price: \$1,375,000



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.



## 48-43 58<sup>th</sup> Place: House Overview

2,000 1,000 20 ft x 50 ft 1935 (estimated)

> Old style Brick **Stucco Average** 400

> > 2 2,000 1,000

2,700 Regular 30 ft x 90 ft No

> R5 13c

> > 1.25 2

0.74

3,375

1,998

Address		Building	
Primary address Alternate address(es)	4843 58 PI 48-43 GARAGE 58 PI 48-43 58 PI	Building class Building sqft	Two Family Frame (B2) 2,00
Zip code Borough	11377 Queens	Unfinished sqft Building dimensions	1,00 20 ft x 50 f
Block & lot	02327-0008	Year built Stories	1935 (estimated
Sanborn map Tax map	409 037	Certificates of Occupancy	
Owner		Style Construction type	Old styl Bric
Name		Exterior w all	Stucc
Address	48-43 58 PLACE Queens, NY 11377	Exterior condition Garage sqft	Averag 40
Purchase date		Use	
Purchase price		Residential units	
Property Taxes		Residential sqft Average residential unit size	2,00 1,00
Tax class	1		
Tax assessor's market value Current tax bill	\$734,000 \$6,335	Lot Lot sqft	2,700
Neighbooksod		Lot shape	Regula
Neighborhood	Woodaida	Lot dimensions Corner lot	30 ft x 90 i
Neighborhood Community district	Woodside 2	Buildings on lot	
Closest police station	1.36 Miles		
Closest fire station School district number	0.41 Miles 30	Zoning	
Census tract	245	Zoning districts Zoning map	R5 13
Hazards & Environment		Floor Area Ratio (FAR)	
Toxic site on this property	No	Residential FAR	1.2
Neighboring toxic sites	No	Facility FAR	

FAR as built

Allow ed usable floor area

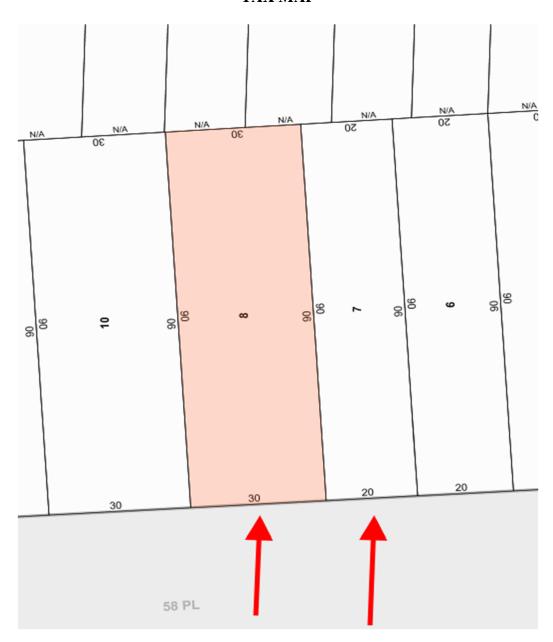
Usable floor area as built



## 48-43 58<sup>th</sup> Place: Vacant Lot Overview

Borough Queens Block & lot 02327-0007 Sanborn map 409 037 Tax	Address Zip code	11377	Building Building class	Zoned Residential - Not Manhattan (V0)
Sanborn map Tax map  Owner  Name Address  Property Taxes  Tax class Tax assessor's market value Current tax bill  Neighborhood Noighborhood Noighbor	_			
Tax map  Covner  Name Address  Conner lot  Address  Conning Zoning Zoning districts Tax class Tax class Tax assessor's market value Current tax bill  Neighborhood Noibles Closest police station 1.36 Miles Closest fire station 0.42 Miles School district number 30 Census tract 245  Hazards & Environment Toxic site on this property No			1-4	
Cowner     Lot dimensions     20 ft x 90 ft       Corner lot     No       Property Taxes       Tax class     18 Tax asssessor's market value     \$114,000 to the state of the stat	·	409 031		4.000
Owner  Name Address  Property Taxes  Tax class Tax assessor's market value Current tax bill  No  No  Ploop ty Taxes  Tax assessor's market value Current tax bill  No  No  Property Taxes  Tax class  Tax assessor's market value Current tax bill  No  Property Taxes  Tax class  Tax assessor's market value St14,000 Current tax bill  No  Property Taxes  Toxic site on this property  No  Coning districts  R5  Zoning map  13c  Floor Area Ratio (FAR) Residential FAR Facility FAR 2 Allowed usable floor area  2,250  No  Consus tract  No  No  No  No  No  No  No  No  No  N			·	· ·
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Tax class 1B Tax assessor's market value \$114,000 Current tax bill \$887  Neighborhood  Neighborhood Woodside Community district 2 Closest police station 1.36 Miles Closest fire station 0.42 Miles School district number 30 Census tract 245  Hazards & Environment Toxic site on this property No			Zoning districts	R5
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School district number 30 Census tract 245  Hazards & Environment Toxic site on this property No				
Census tract 245  Hazards & Environment  Toxic site on this property No				
Toxic site on this property No				
Toxic site on this property No				
	Hazards & Environment			
Neighboring toxic sites No	Toxic site on this property	No		
	Neighboring toxic sites	No		

#### TAX MAP



### **Building and Garage are registered**

BIS Menu | Property Browse



#### NYC Department of Buildings

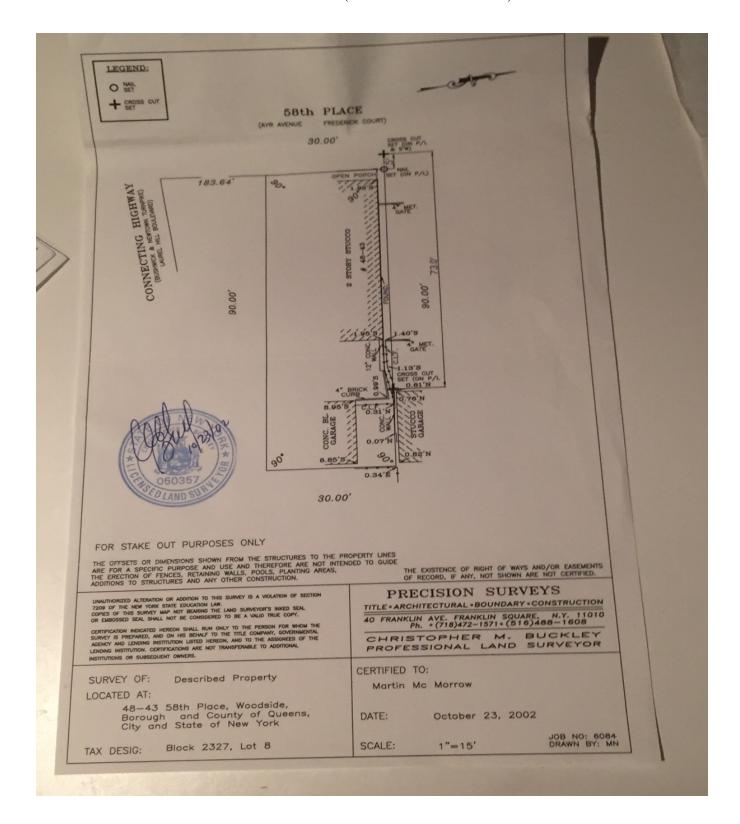
#### Property Browse by Boro/Block/Lot

Page: 1 of 1

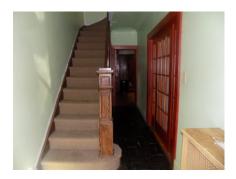
Browsing QUEENS Block 2327 Lot 8								
TAX LOT	ADDRESS	HOUSE NUM RANGE	LANDMARK	OBSOLETE	BIN			
8	48-43 58 PLACE	48-43 - 48-43			4053674			
8	48-43 GARAGE 58 PLACE	48-43GAR - 48-43GAR			<u>4548238</u>			



#### **HOUSE SURVEY** (does not show 20 x 90 Lot#7)





































**Driveway View** 





