



E-Mail: Victor@VictorWeinberger.com

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

48-43 58th 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 58th Place: House Overview

Address		Building	
Primary address	4843 58 PI	Building class	Two Family Frame (B2)
Alternate address(es)	48-43 GARAGE 58 PI	Building sqft	2,000
	48-43 58 PI	Unfinished sqft	1,000
Zip code	11377	Building dimensions	20 ft x 50 ft
Borough	Queens	Year built	1935 (estimated)
Block & lot	02327-0008	Stories	2
Sanborn map	409 037	Certificates of Occupancy	
Tax map			
Owner		Use	
Name		Style	Old style
Address	48-43 58 PLACE Queens, NY 11377	Construction type	Brick
		Exterior wall	Stucco
		Exterior condition	Average
		Garage sqft	400
Purchase date		Lot	
Purchase price		Residential units	2
		Residential sqft	2,000
		Average residential unit size	1,000
Property Taxes		Zoning	
Tax class	1	Zoning districts	R5
Tax assessor's market value	\$734,000	Zoning map	13c
Current tax bill	\$6,335		
Neighborhood		Floor Area Ratio (FAR)	
Neighborhood	Woodside	Residential FAR	1.25
Community district	2	Facility FAR	2
Closest police station	1.36 Miles	FAR as built	0.74
Closest fire station	0.41 Miles	Allowed usable floor area	3,375
School district number	30	Usable floor area as built	1,998
Census tract	245		
Hazards & Environment			
Toxic site on this property	No		
Neighboring toxic sites	No		



48-43 58th Place: Vacant Lot Overview

Address

Zip code	11377
Borough	Queens
Block & lot	02327-0007
Sanborn map	409 037
Tax map	

Owner

Name
Address

Property Taxes

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
Neighboring toxic sites	No

Building

Building class	Zoned Residential - Not Manhattan (V0)
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Lot

Lot sqft	1,800
Lot dimensions	20 ft x 90 ft
Corner lot	No

Zoning

Zoning districts	R5
Zoning map	13c

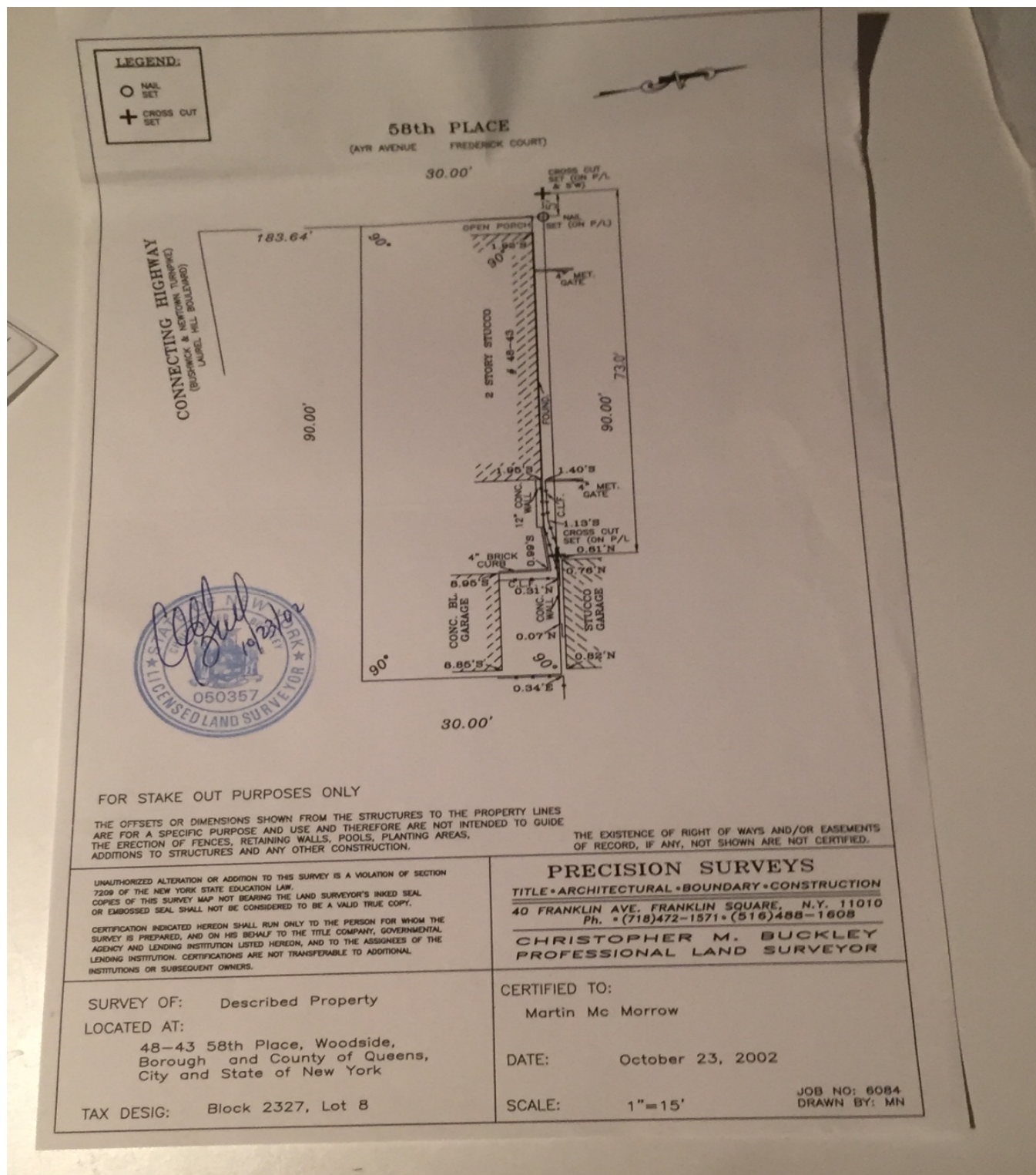
Floor Area Ratio (FAR)

Residential FAR	1.25
Facility FAR	2
Allowed usable floor area	2,250

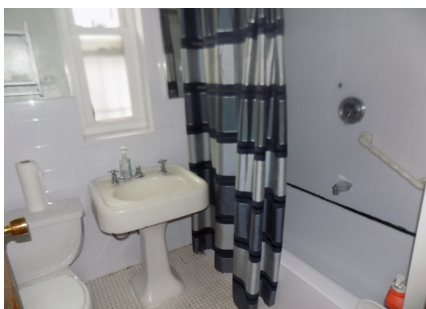
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Browsing QUEENS Block 2327 Lot 8					
TAX LOT	ADDRESS	HOUSE NUM RANGE	LANDMARK	OBSOLETE	BIN
8	48-43 58 PLACE	48-43 - 48-43			4053674
8	48-43 GARAGE 58 PLACE	48-43GAR - 48-43GAR			4548238

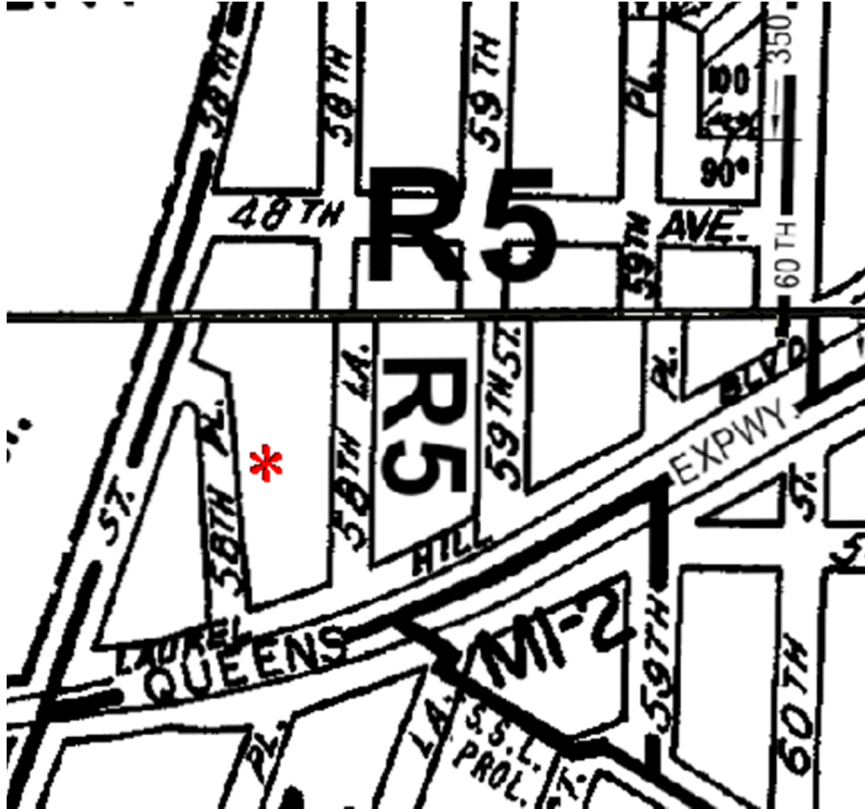


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ZONING MAP



Driveway View



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