



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

**FOR SALE: Excellent South Ozone Park Mixed Used Zoned Property.
Ideal for medical, insurance, law, real estate, mechanic, re-development, etc.**

114-49/51 Leffers Blvd, Ozone Park, NY., 11420 (Block 11646.... Lots 37 and 38)

Located 1 block from Rockaway Blvd/ Race track/Casino is in the vicinity and walk to the subway (0.6 Miles see map below) and buses on the corner. Excellent locale!

Previously used as an Auto repair Shop. Owner converted mechanic shop to office

**ZONING: C1-3 & R3-2
Lot Size: 40 x 100 (each lot is 20 x 100)
\$899,000**

Video: <https://youtu.be/kfX5KfytytA> (exterior tour) <https://youtu.be/0qGsnLn7fs8> (interior tour)



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.



114-49 Lefferts Overview

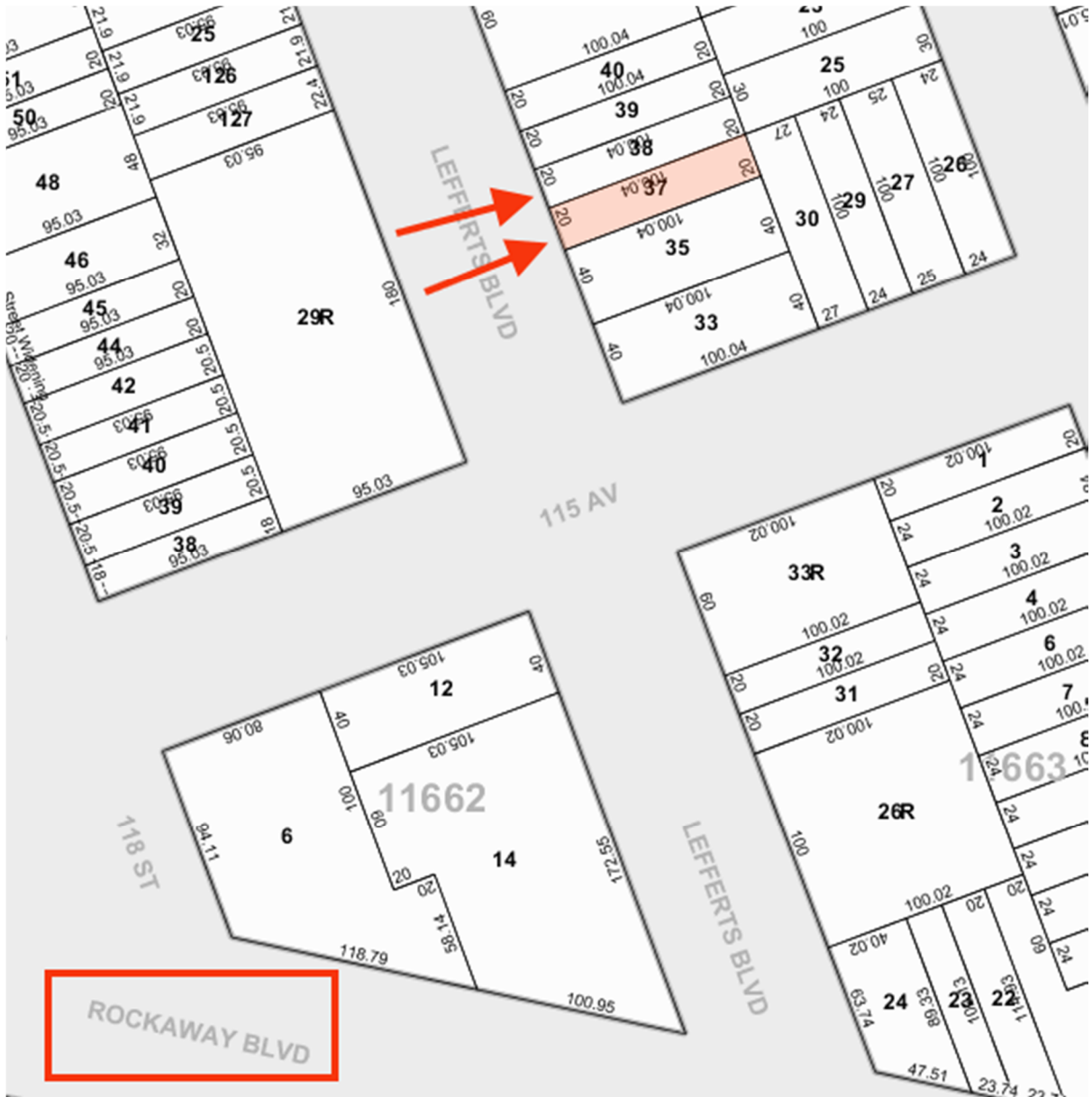
Address		Building	
Primary address	11449 Lefferts Blvd	Building class	Fireproof Warehouse (E1)
Zip code	11420	Building sqft	1,150
Borough	Queens	Building dimensions	16 ft x 72 ft
Block & lot	11646-0038	Roof height	12
Sanborn map	415 029	Ground elevation	31
Tax map	45102	Year built	1950 (estimated)
Owner		Stories	1
Name		Certificate of Occupancy	
Address	11449 Lefferts Blvd Queens, NY 11420-2001	Use	
Purchase date	01/19/2005	Commercial units	1
Purchase price	\$0	Storage sqft	1,150
Property Taxes		Lot	
Tax class	4	Lot sqft	2,000
Tax assessor's market value	\$124,000	Lot dimensions	20 ft x 100 ft
Projected tax assessor's market value	\$132,000	Corner lot	No
Current tax bill	\$4,701	Buildings on lot	1
Projected tax bill	\$5,119	Zoning	
Neighborhood		Zoning districts	R3-2, C1-3
Neighborhood	South Ozone Park	Zoning map	18c
Community district	10	Floor Area Ratio (FAR)	
Closest police station	1.10 Miles -	Residential FAR	0.6
Closest fire station	0.48 Miles -	Facility FAR	1
School district number	27	FAR as built	0.58
Census tract	166	Allowed usable floor area	1,200
		Usable floor area as built	1,160

114-51 Lefferts OVERVIEW

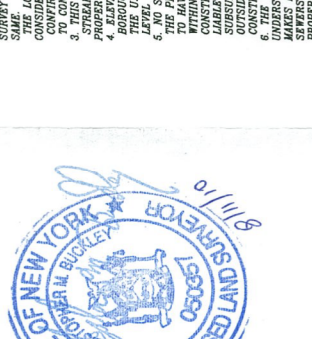
Address		Building	
Primary address	11451 Lefferts Blvd	Building class	Fireproof Warehouse (E1)
Zip code	11420	Building sqft	1,300
Borough	Queens	Building dimensions	20 ft x 65 ft
Block & lot	11646-0037	Roof height	16
Sanborn map	415 029	Ground elevation	31
Tax map	45102	Year built	1950
Owner		Stories	1
Name		Certificate of Occupancy	
Address	11449 Lefferts Blvd Queens, NY 11420-2001	Use	
Purchase date	04/14/2004	Commercial units	1
Purchase price	\$230,000	Factory sqft	1,300
Property Taxes		Lot	
Tax class	4	Lot sqft	2,000
Tax assessor's market value	\$121,000	Lot dimensions	20 ft x 100 ft
Projected tax assessor's market value	\$123,000	Corner lot	No
Current tax bill	\$4,634	Buildings on lot	1
Projected tax bill	\$4,977	Zoning	
Neighborhood		Zoning districts	R3-2, C1-3
Neighborhood	South Ozone Park	Zoning map	18c
Community district	10	Floor Area Ratio (FAR)	
Closest police station	1.10 Miles -	Residential FAR	0.6
Closest fire station	0.48 Miles -	Facility FAR	1
School district number	27	FAR as built	0.65
Census tract	166	Allowed usable floor area	1,200
		Usable floor area as built	1,300

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TAX MAP



NOTES & DISCLAIMERS:
 1. CONSULT WITH THE HIGHWAY DEPARTMENT, ENGINEERING DIVISION, CONCERNING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREETS SHOWN HEREON.
 2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OF THE CITY AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR COMPLETENESS OF THIS DATA AND ALL USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR ANY ERRORS OR OMISSIONS ARISING FROM THE LOCATION OF SAID UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE USER OF THIS SURVEY PRIOR TO CONSTRUCTION OR PURCHASING PROPERTY.
 3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE AREA SHOWN HEREON.
 4. ELEVATIONS REFER TO OFFICIAL DATUM OF THE BOROUGH OF QUEENS WHICH IS 2.725 FEET ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL.
 5. NO SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY IS SHOWN. CONTACT ONE CALL TO HAVE ALL UTILITIES MARKED OUT PRIOR TO CONSTRUCTION. THE SURVEYOR WILL NOT BE LIABLE OR HELD RESPONSIBLE FOR DAMAGES TO UTILITIES OR OTHER STRUCTURES EXISTING WITHIN THE SURVEYED PROPERTY DUE TO CONSTRUCTION.
 6. THE USER OF THIS SURVEY EXPRESSLY UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY, SURVEYOR, BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.
 7. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY, SURVEYOR, BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.
 8. DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.



FOR BUILDING DEPARTMENT USE ONLY

TOPOGRAPHIC SURVEY

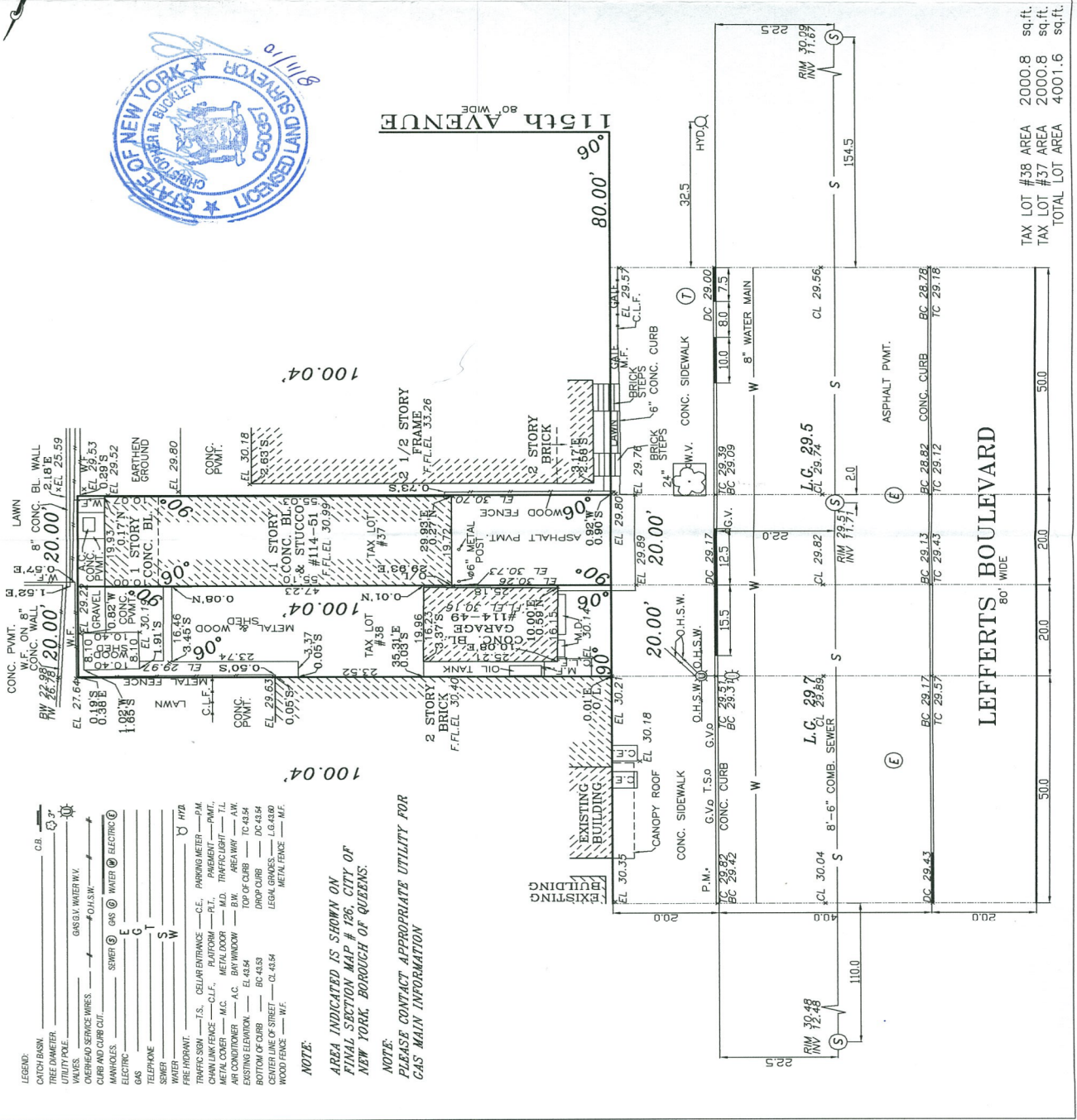
LOCATED AT:
 114-49, 51 Lefferts Boulevard
 South Ozone Park
 Borough and County of Queens
 City and State of New York

TAX DESIG: Block 11646 Lots 37 & 38

Precision Surveys
 TITLE: ARCHITECTURAL • BOUNDARY • CONSTRUCTION
 40 Franklin Ave. Franklin Square, N.Y. 11010
 Phone (718) 472-1571 • (516) 488-1608 • Fax (516) 488-2039
CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

CERTIFIED TO: F N F Enterprises Inc.
 DATE: August 11, 2010
 SCALE: 1" = 20'

JOB NO. 27328
 DRAWN BY: DK



TAX LOT #38 AREA 2000.8 sq.ft.
 TAX LOT #37 AREA 2000.8 sq.ft.
 TOTAL LOT AREA 4001.6 sq.ft.

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MAIN OFFICE



OFFICE 2

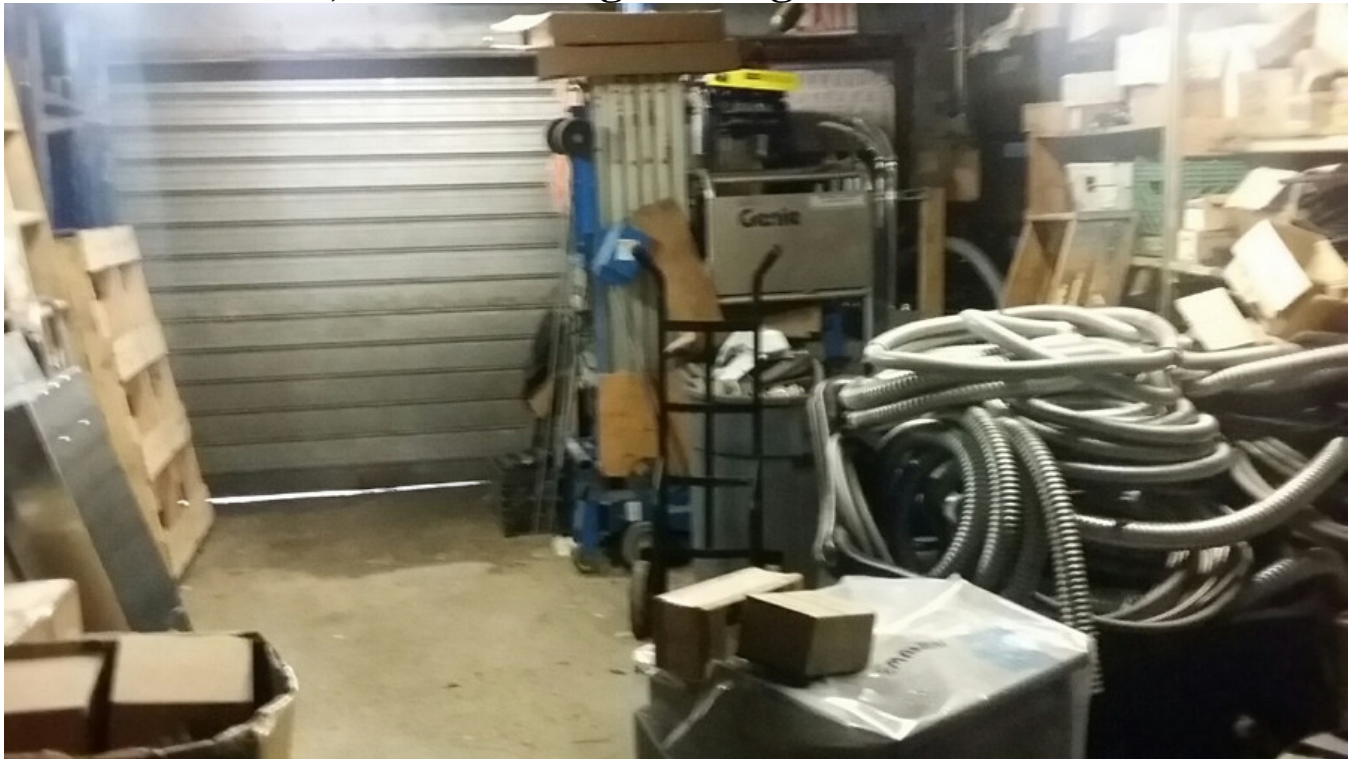


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Office

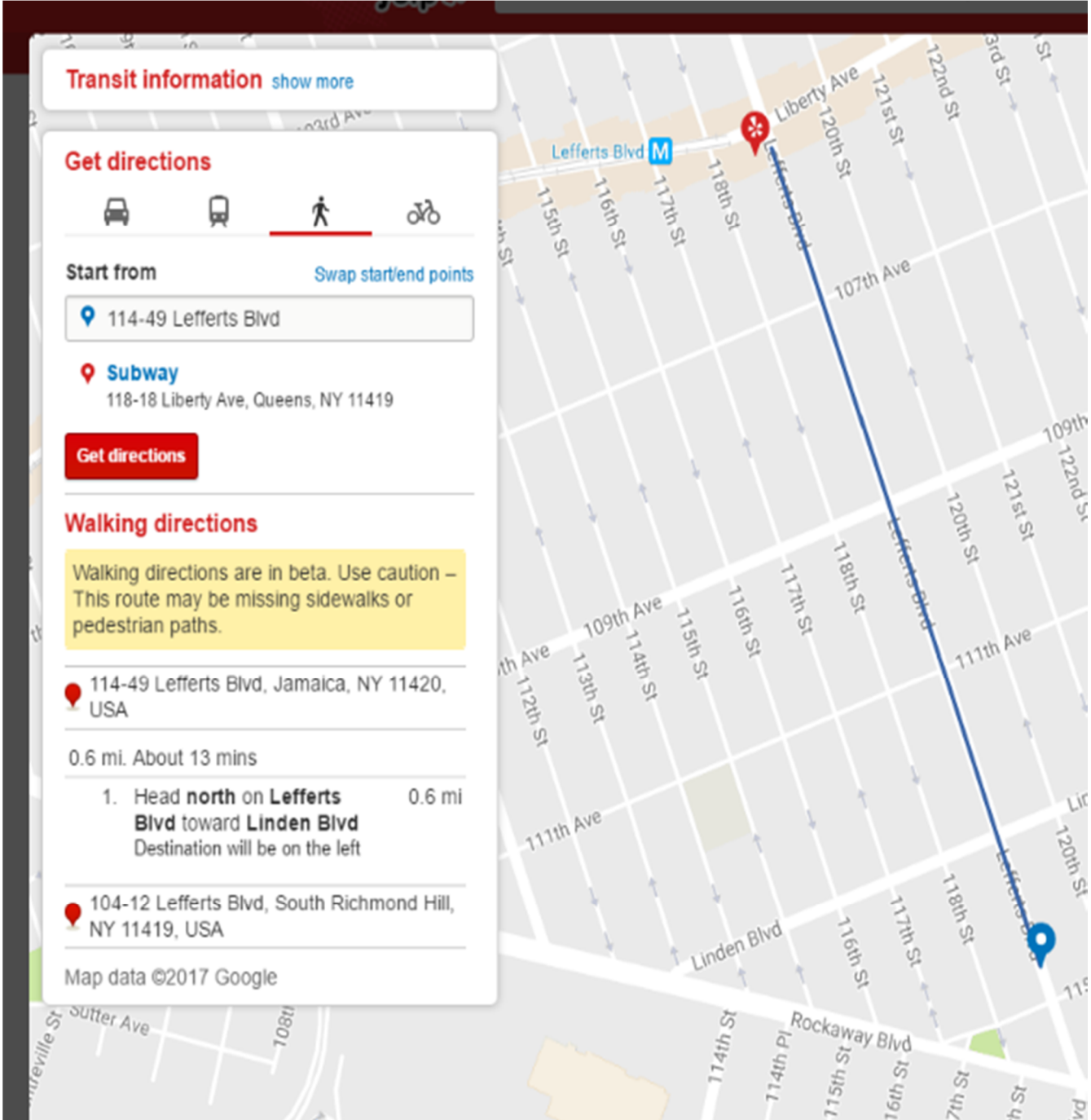


1,300 SF Garage/Storage warehouse







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SUBWAY MAP (0.6 Miles to the train) + Bus on Corner.





Transit information [show more](#)

Get directions

Start from [Swap start/end points](#)


 114-49 Lefferts Blvd

 **Subway**
118-18 Liberty Ave, Queens, NY 11419

Get directions


Walking directions

Walking directions are in beta. Use caution – This route may be missing sidewalks or pedestrian paths.

 114-49 Lefferts Blvd, Jamaica, NY 11420, USA

0.6 mi. About 13 mins

1. Head **north** on **Lefferts Blvd** toward **Linden Blvd** 0.6 mi
Destination will be on the left

 104-12 Lefferts Blvd, South Richmond Hill, NY 11419, USA

Map data ©2017 Google

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AREA MAP

