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**FOR SALE: Excellent South Ozone Park Mixed Used Zoned Property.
Ideal f/Commercial (medical, insurance, law, real estate, etc) and Re-development.**

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!

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

\$899,000

Video: <https://youtu.be/kfX5KfyytA> (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.



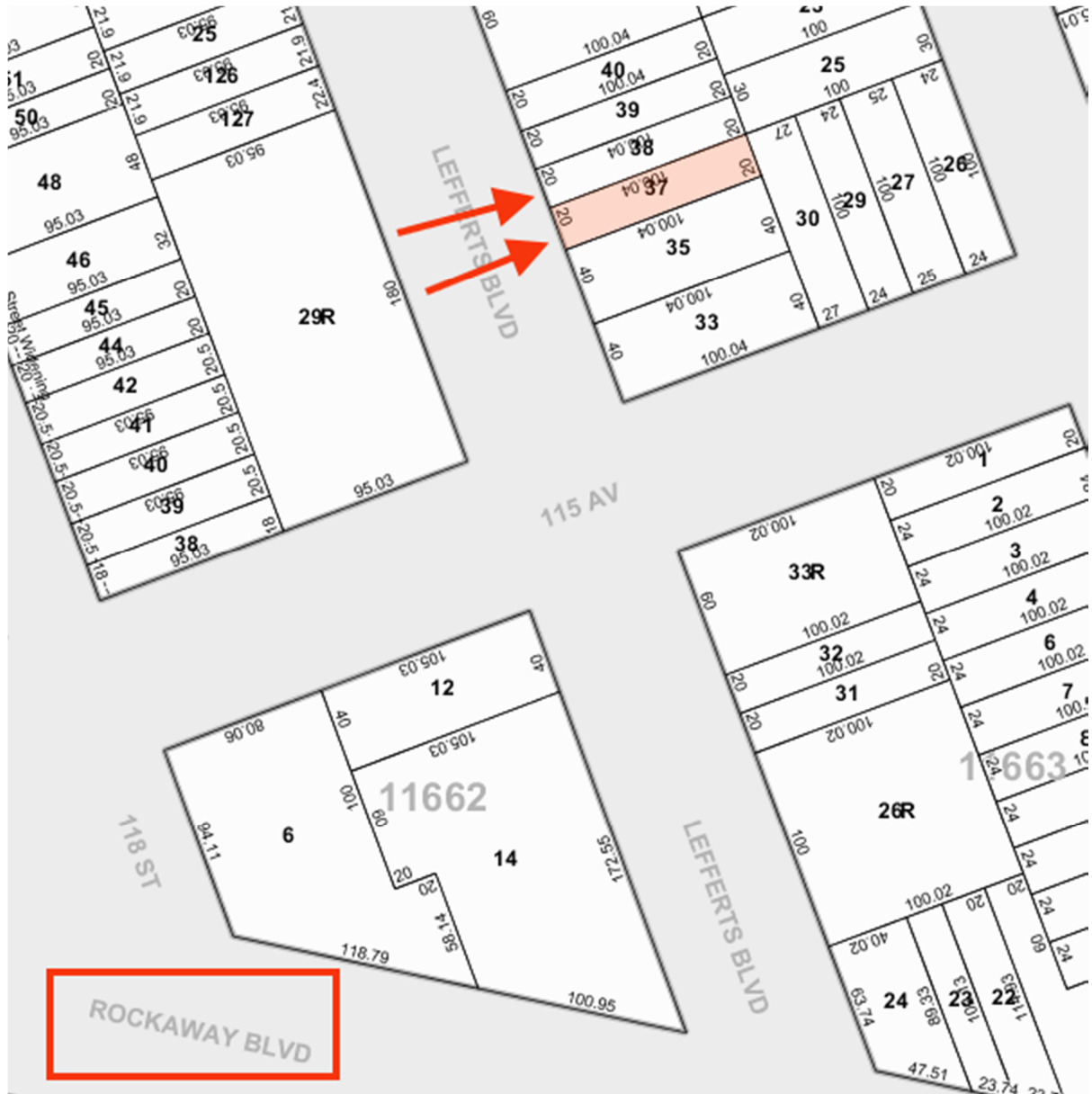
114-49 Lefferts Overview

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

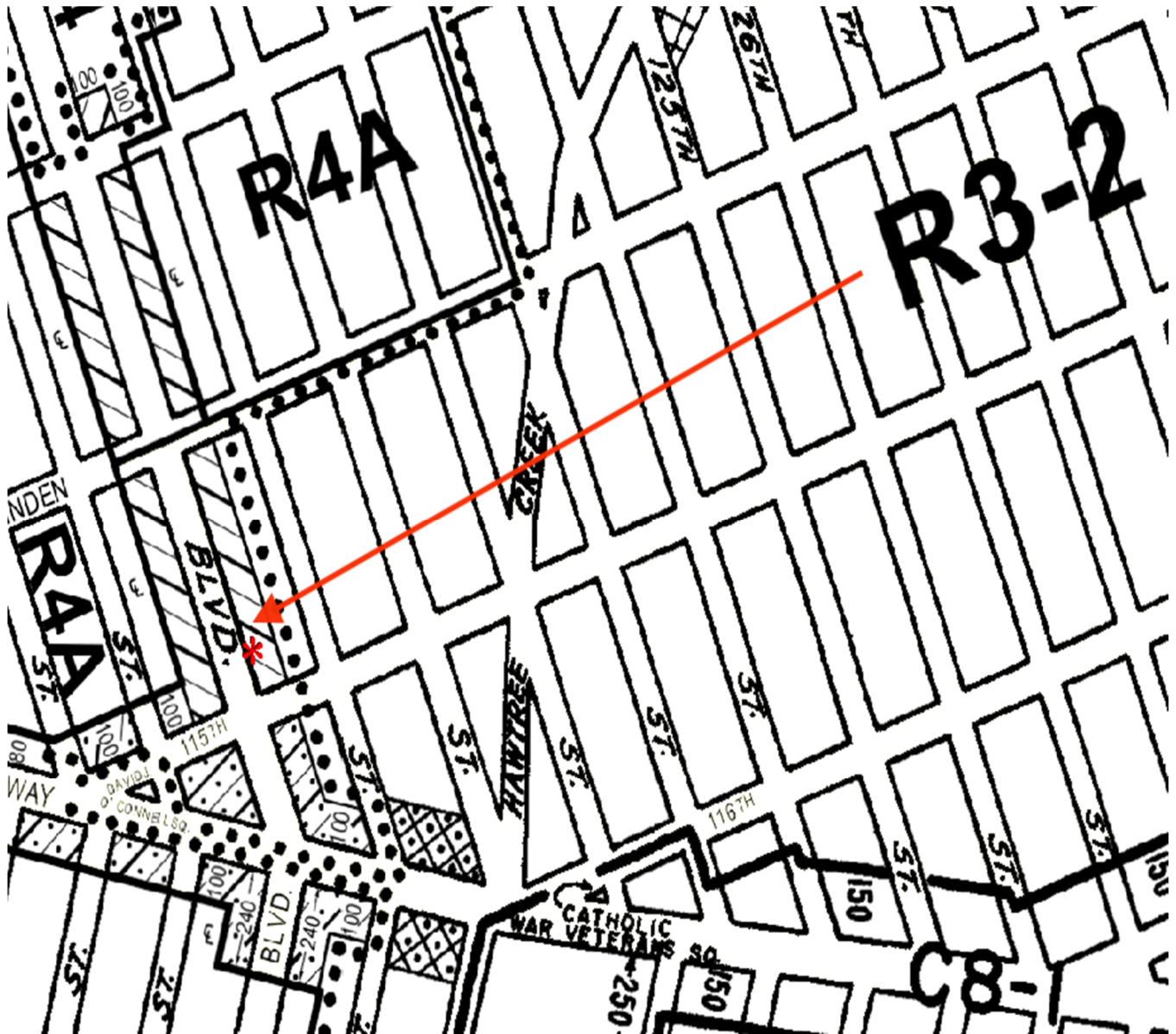
114-51 Lefferts OVERVIEW

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

TAX MAP



ZONING MAP





MAIN OFFICE



OFFICE 2





Office

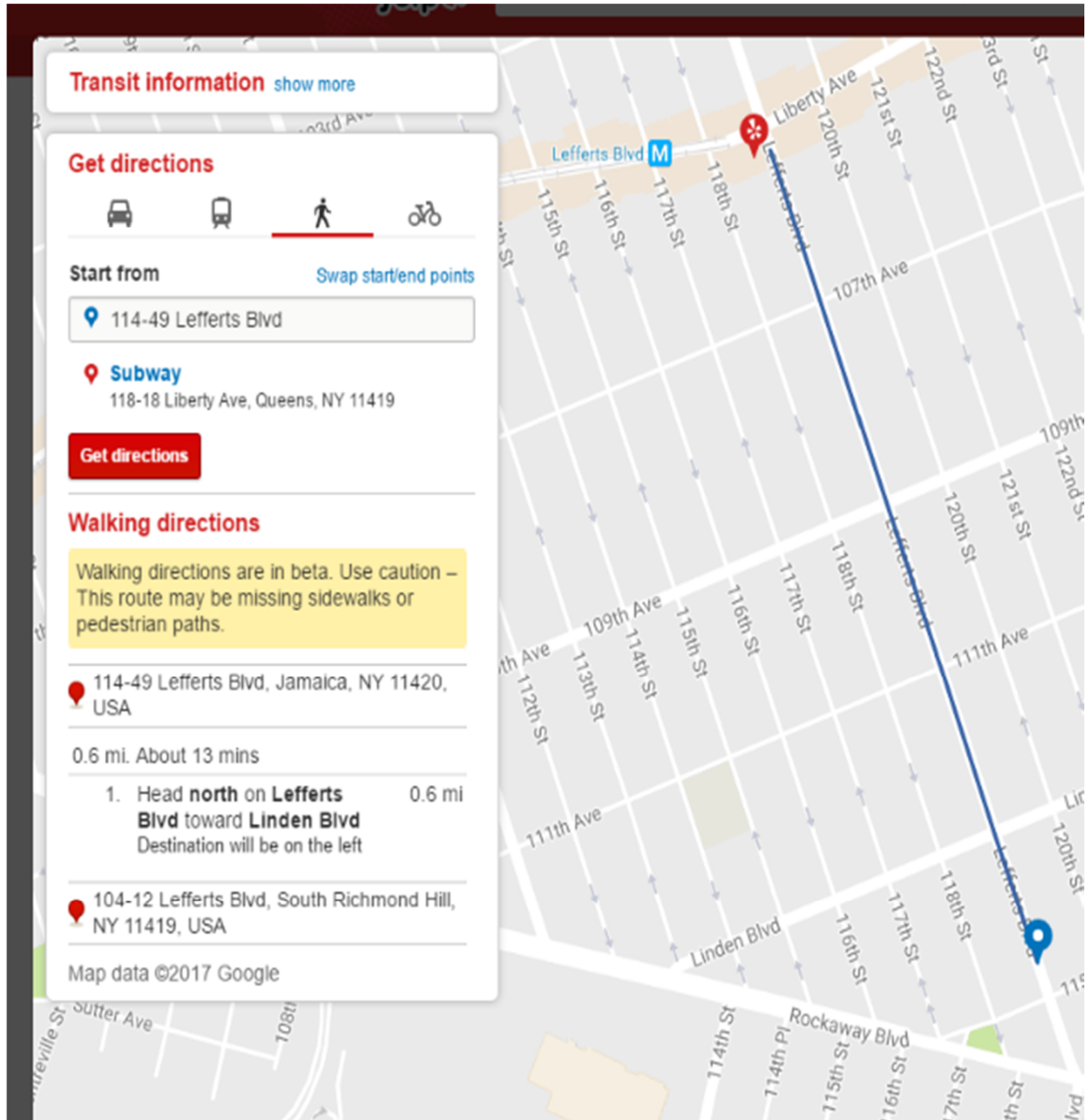


1,300 SF Garage/Storage warehouse





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



RE/MAX For Sale
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AREA MAP

