

Victor Weinberger917-806-7040 (cell)or866-308-6699 (Toll Free Office)Website:www.VictorWeinberger.comE-Mail:Victor@VictorWeinberger.com

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/kfX5KfyyytA (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 Building

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	<u>45102</u>	Year built	1950 (estimated)
Owner		Stories	1
		Certificate of Occupancy	
Name		Use	
Address	11449 Lefferts Blvd Queens, NY 11420-2001		1
Purchase date	01/19/2005	Commercial units	1.150
Purchase price	\$0	Storage sqft	1,150
Property Taxes		Lot	
		Lot sqft	2,000
Tax class	4	Lot dimensions	20 ft x 100 ft
Tax assessor's market value	\$124,000	Corner lot	No
Projected tax assessor's market value	\$132,000	Buildings on lot	1
Current tax bill	\$4.701	Zoning	
Projected tax bill	\$5,119	Zoning districts	R3-2, C1-3
Neighborhood		Zoning map	180
-			<u></u>
Neighborhood	South Ozone Park	Floor Area Ratio (FAR)	
Community district	10	Residential FAR	0.6
Closest police station	1.10 Miles -	Facility FAR	1
Closest fire station	0.48 Miles -	FAR as built	0.58
School district number	27	Allowed usable floor area	1,200
Census tract	166	Usable floor area as built	1,160

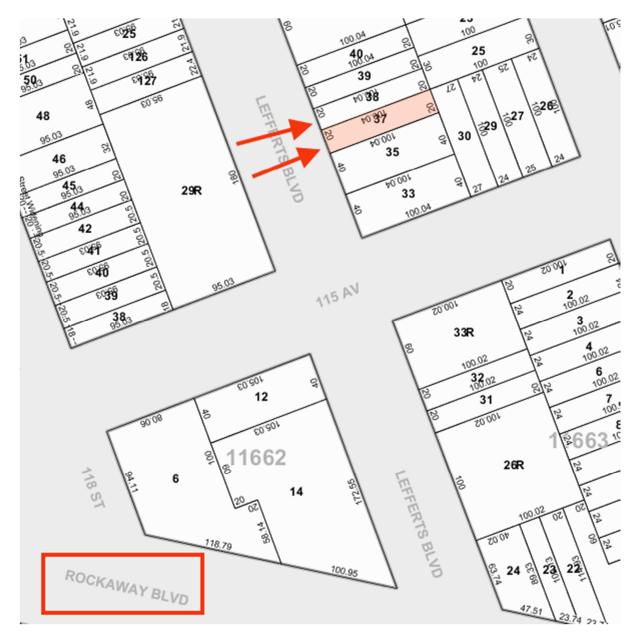
114-51 Lefferts OVERVIEW

Building

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	<u>45102</u>	Year built	1950
Owner		Stories	1
		Certificate of Occupancy	
Name		Use	
Address	11449 Letterts Blvd Queens, NY 11420-2001		
Purchase date	04/14/2004	Commercial units	1
Purchase price	\$230,000	Factory sqft	1,300
Property Taxes		Lot	
		Lot sqft	2,000
Tax class	4	Lot dimensions	20 ft x 100 ft
Tax assessor's market value	\$121,000	Corner lot	No
Projected tax assessor's market value	\$123,000	Buildings on lot	1
Current tax bill	\$4.634	Zoning	
Projected tax bill	\$4,977	Zoning districts	R3-2, C1-3
Neighborhood		-	KJ-2, CT-3 18c
Neighbornood		Zoning map	100
Neighborhood	South Ozone Park	Floor Area Ratio (FAR)	
Community district	10	Residential FAR	0.6
Closest police station	1.10 Miles -	Facility FAR	1
Closest fire station	0.48 Miles -	FAR as built	0.65
School district number	27	Allowed usable floor area	1,200
Census tract	166	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.

Transit information show more	Liberty Ave 121st
Get directions	Lefferts Blvd M 118th St
656 🛪 📮 🚔	118th St 118th St 118th St
Start from Swap start/end points	107th Ave
• 114-49 Lefferts Blvd	
Subway 118-18 Liberty Ave, Queens, NY 11419	1091
Get directions	
Walking directions	0 5 0
Walking directions are in beta. Use caution – This route may be missing sidewalks or pedestrian paths.	109th Ave 11 11111111111111111111111111111111
114-49 Lefferts Blvd, Jamaica, NY 11420, USA	th Ave 113th St 112th St
0.6 mi. About 13 mins	
1. Head north on Lefferts 0.6 mi Blvd toward Linden Blvd Destination will be on the left	111111 Ave
104-12 Lefferts Blvd, South Richmond Hill, NY 11419, USA	
Map data ©2017 Google	Linden Blvd 11611 St St
Map data ©2017 Google	In structure of the str



AREA MAP

