

71-15 Northern Blvd, Jackson Heights, NY, 11370



Victor Weinberger.....Nick Psomopoulos
917-806-7040 (cell).....917-882-3230 (cell)
718-533-4136 (off).....718-533-4107 (off)

PRIME LOCATION RELIGIOUS FACILITY FOR SALE

69-05 Ditmars Blvd, Astoria, NY, 11105 (1 block of the Grand Central Pkwy service road)
Block# 966 and Lot# 1

Price: \$3,250,000

Description of Property: One story House of Worship building situated in the prestigious Upper Ditmars locale of Astoria. The seating capacity is approximately 350 persons on the 1st floor sanctuary and the mezzanine. The lower level (basement) has a large community room for 250 persons and a commercial kitchen and 2 bathrooms.

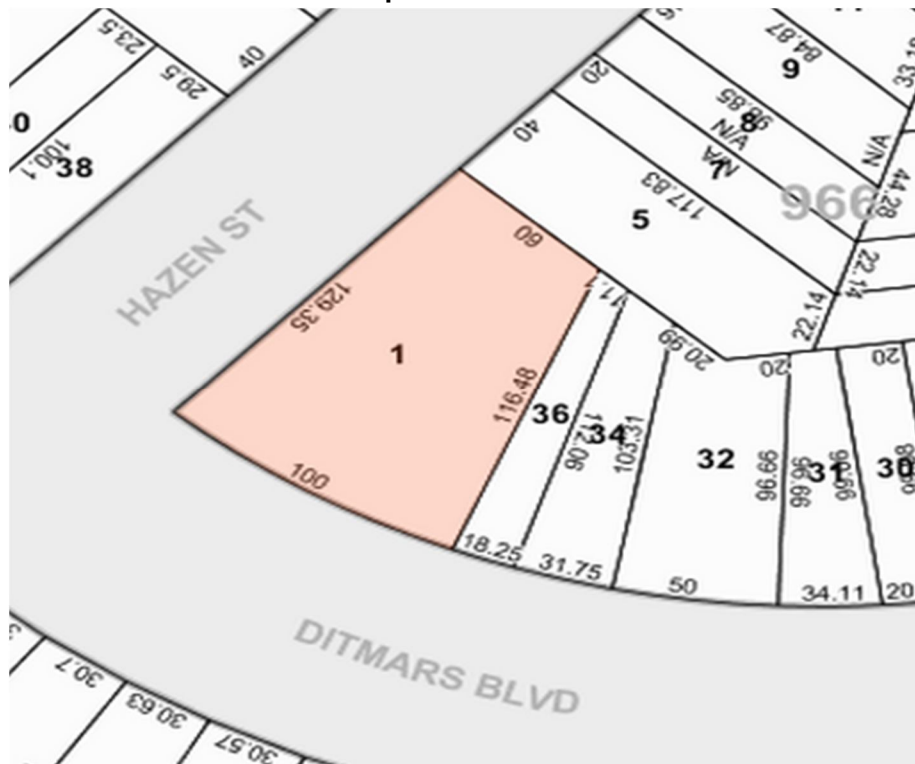
Ideal Use: Current use, Medical, School, Community center, etc.

Zoning: R4

The total land of property is 9,900 SF. The lot size is 100 x 129 (irregular)

The building size is over 8,000 SF on 2 levels (1st floor plus the legal basement w/12 foot ceilings)

Tax Map and lot dimensions





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Form 54-155M-705277(60) 114

DEPARTMENT OF BUILDINGS
 BOROUGH OF QUEENS, THE CITY OF NEW YORK

No. Q 141596

Date 1/31/63

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—~~existing~~ building—premises located at
 69-05 Ditmars Blvd., N.E. Cor. of Hazen St. Block 966 Lot 1

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~EXEMPT~~ No.— N.B. 2373/61

Occupancy classification— Public (Church) . Height 1 stories, Non-fire
 . Located in Res. 28 feet.
 Use District.

Date of completion— 1/28/63

E, D Area 1 . Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
 (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	On gr.			250	Assembly hall, kitchen, boiler & dressing rm.
1	60			250	Church & Offices
Balcony	60			30	Choir & Organ
					Parking area for 3 cars; accessory use.

Thomas L. Malone
 THOMAS L. MALONE, DIRECTOR
 UNEMPLOYMENT INSURANCE DIVISION

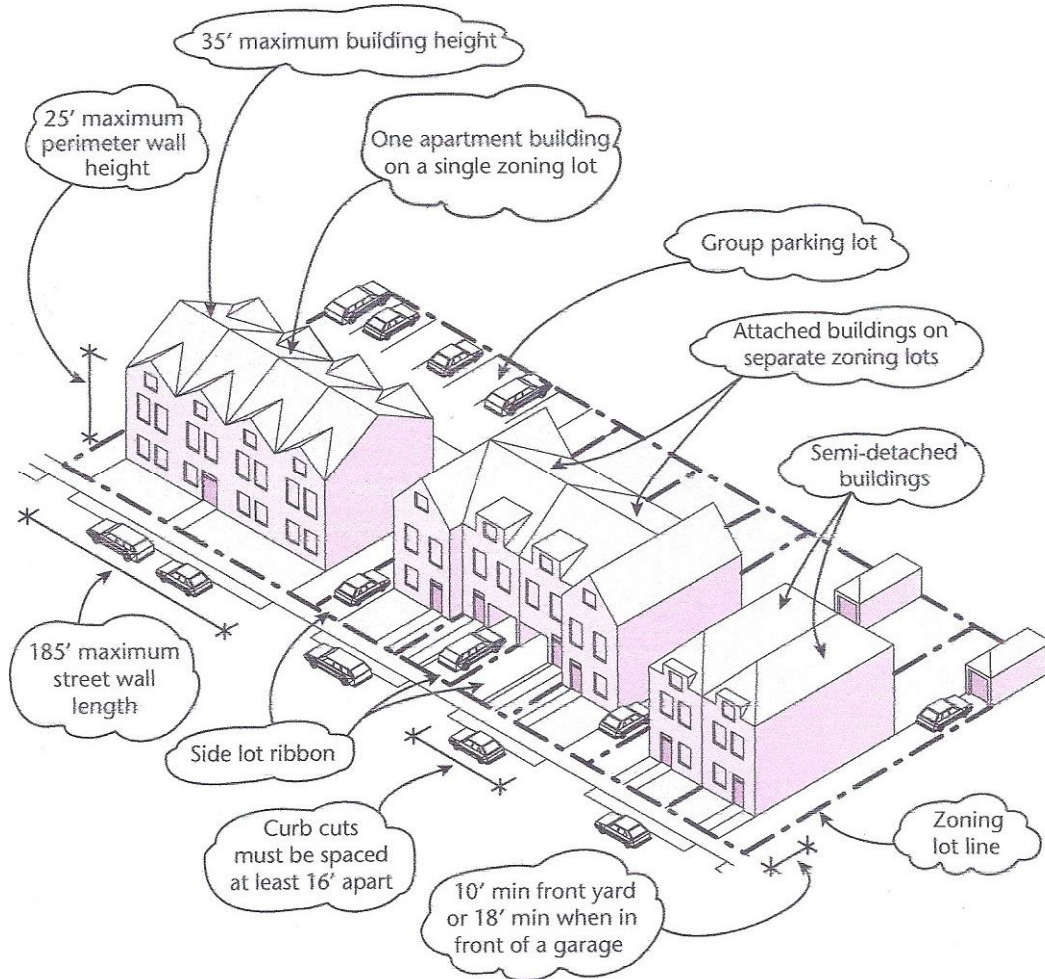
CONSPICUOUSLY IN EACH WORKPLACE. FOR ADDITIONAL POSTERS WRITE TO:

N.Y.C. DEPARTMENT OF LABOR
 LIABILITY AND DETERMINATION SECTION
 HARRISMAN STATE OFFICE CAMPUS
 ALBANY, NY 12242



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ZONING ANALYSIS



Low-Density General Residence District											
R4	Lot Width (min)	Lot Area (min)	FAR (max)	Lot Coverage (max)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/ Perimeter Wall (max)	Required Parking (min)
							#	Total	Each		
Detached	40 ft	3,800 sf	0.75 ²	45%	10 ft ³	30 ft	2	13 ft	5 ft ⁴	35 ft/25 ft	1 per dwelling unit
Other ¹	18 ft	1,700 sf					1	8 ft	na		

¹ Maximum building length on a zoning lot is 185 feet

² FAR may be increased up to 20% for attic allowance

³ If depth of front yard exceeds 10 feet, it must be at least 18 feet deep

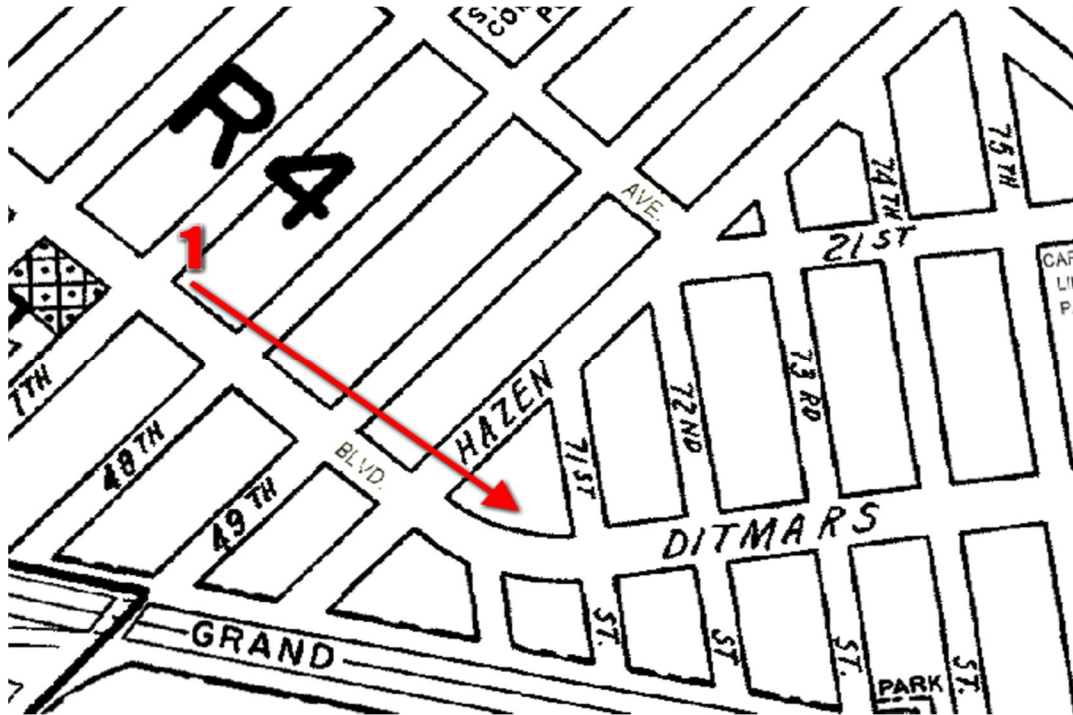
⁴ Buildings with 3 or more dwelling units must have 2 side yards, each at least 8 feet wide; side yards for buildings wider than 80 feet must each be a minimum of 10% of the building width

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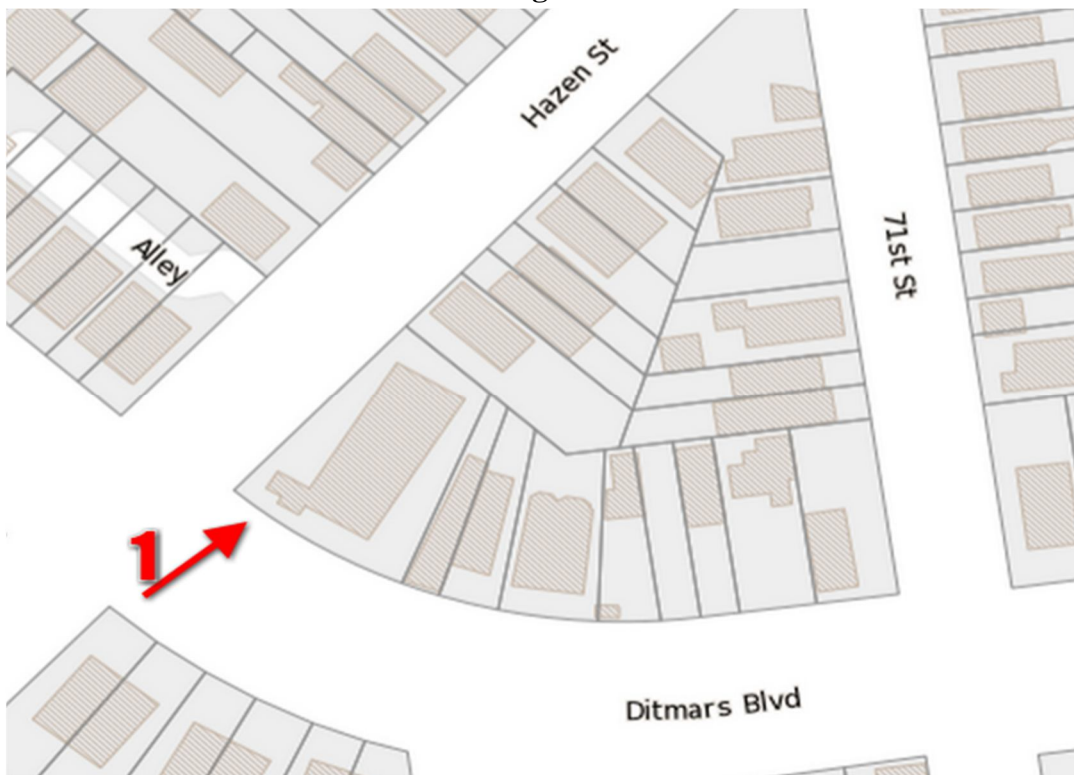


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Zoning Map



Building Outline



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EXTERIOR VIEW FROM DITMARS BLVD



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EXTERIOR VIEW (HAZEN STREET)



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MAIN SANCTUARY: VIEW FROM ALTER AND FROM MEZZANINE



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LOWER LEVEL COMMUNITY ROOM (250 PERSONS CERTIFICA OF OCCUPANCY)



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kitchen



BOILER ROOM

