



## PROPERTY FOR SALE

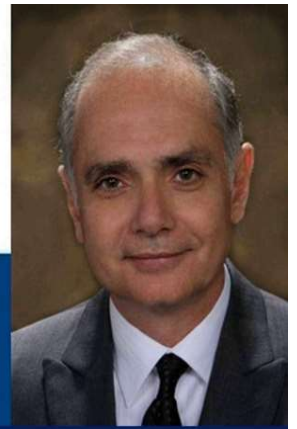


**Victor Weinberger or John Psomopoulos**

Email

Victor@VictorWeinberger.com -- johnpsomopoulos@yahoo.com

**917-806-7040 CELL 917-584-1448**  
**718-533-4136 OFFICE 718-533-4152**



**FOR SALE WOODSIDE 2 STORY 2 street frontage Community Facility BUILDING**  
**Seen from the Ultra Busy Brooklyn Queens Expressway (153,000 Daily traffic: as per DOT)**  
**Building was Totally renovated in 2018**

**61-04 Laurel Hill Blvd, WOODSIDE, NY, 11377 (Block# 2334 Lot# 15)**

**PROPERTY VIDEO:** <https://youtu.be/DBEjdBm-t8w> ← Highlight Link - right click to open in new tab

- \* **LOT SIZE:** 89 x 114 (irregular)
- \* **BUILDING DIMENSIONS:** 71 x 70 (irregular)
- \* **BUILDING SIZE:** 11,034 SF + 6,000 Sq.Ft. Street level basement. (17,634 SF total)
- \* **LOT SQUARE FEET:** 12,728 SF
- \* **Certificate of Occupancy:** 308 persons
- \* **ZONING:** R4B, C1-2
- \* **BUILDING AMPS:** 400+
  
- \* **IDEAL USE:** Community facility, Religious, School, Office, Medical, Retail, etc.
- \* **RE. Taxes:** \$52,821 (2020-2021)
- \* **PRICE:** \$5.0 million



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



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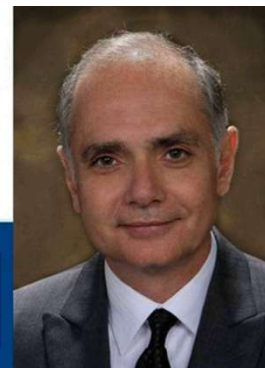


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## Overview

### Address

Primary address	6104 Laurel Hill Blvd
Alternate address(es)	61-02 Laurel Hill Blvd
Zip code	11377
Neighborhood	Maspeth
Borough	Queens
Block & lot	02334-0015



### Property Taxes

Tax class	4
Property tax	\$52,821

### Lot

Lot sqft	12,728
Lot dimensions	89 ft x 114.58 ft
Ground elevation	37 ft
Corner lot	No

### Zoning

Zoning districts	R4B, C1-2
Zoning map	9d

### Building

Building class	Office with Commercial - 1 to 6 Stories (05)
Building sqft	11,034
Building dimensions	71 ft x 70 ft
Buildings on lot	1
Stories	2
Roof height	27 ft
Year built	1966
Year last altered	2014

Structure type	Lowrise off
Construction type	Fireproof unsp
Grade	C

### Use

Commercial units	5
Office sqft	8,276
Retail sqft	2,758
Certificate(s) of occupancy	
CO issue date	4/13/2018
Issue type	Final

### Floor Area Ratio (FAR)

Residential FAR	0.9
Facility FAR	2
FAR as built	0.87
Allowed usable floor area	11,455
Usable floor area as built	11,073
Unused FAR	382



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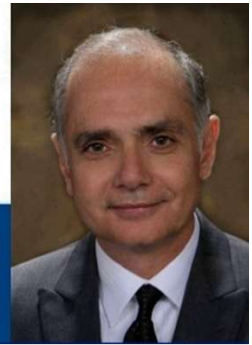


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## Certificate of Occupancy

Page 1 of 2

**CO Number: 421538358F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A. Borough:</b> Queens	<b>Block Number:</b> 02334	<b>Certificate Type:</b> Final
<b>Address:</b> 61-04 LAUREL HILL BOULEVARD	<b>Lot Number(s):</b> 15	<b>Effective Date:</b> 04/13/2018
<b>Building Identification Number (BIN):</b> 4053878	<b>Building Type:</b> Altered	

**This building is subject to this Building Code: Prior to 1968 Code**

*For zoning lot metes & bounds, please see BISWeb.*

<b>B. Construction classification:</b> 3	(Prior to 1968 Code designation)
<b>Building Occupancy Group classification:</b> A-3	(2014/2008 Code)
<b>Multiple Dwelling Law Classification:</b> None	
<b>No. of stories:</b> 2	<b>Height in feet:</b> 36
	<b>No. of dwelling units:</b> 0

**C. Fire Protection Equipment:**  
None associated with this filing.

**D. Type and number of open spaces:**  
None associated with this filing.

**E. This Certificate is issued with the following legal limitations:**  
None



## Certificate of Occupancy

Page 2 of 2

**CO Number: 421538358F**

### Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		4B	19- CAR GARAGE, MECH. EQUIPMENT RM & METER RM. STORAGE
OS P		OG	S-2		4B	ON-SITE REQUIRED ACCESSORY PARKING FOR 18 CARS
001 001 10	50		B		6B	OFFICE
001 001 240	50		A-3		4A	COMMUNITY CENTER
002 002 58	50		B		4B	ACCESSORY OFFICES AND ACCESSORY RECREATION SPACE FOR COMMUNITY CENTER
<b>308 persons total</b>			<b>END OF SECTION</b>			

  
Borough Commissioner

  
Commissioner



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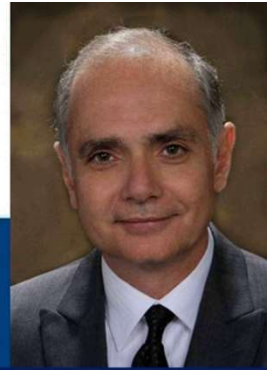
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### SPECTACULAR AERIAL OF THE NYC SKYLINE AND BUILDING



### PRECISE AERIAL OUTLINE OF THE PROPERTY





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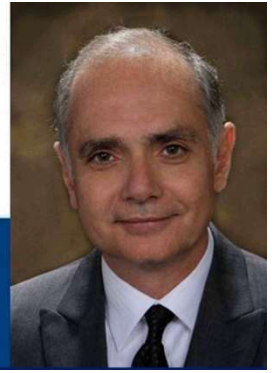
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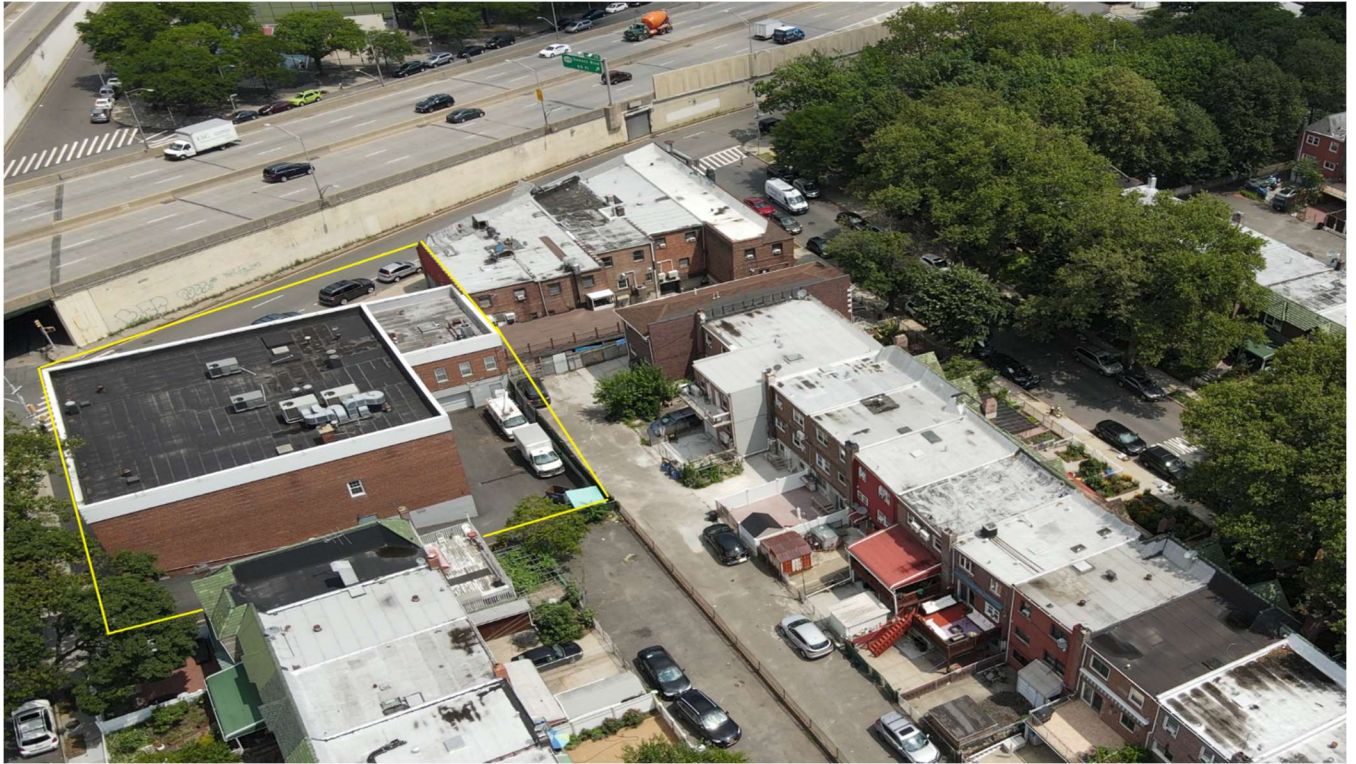
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**AERIAL SIDE AND HIGHWAY VIEW FROM 61 STREET**



**AERIAL REAR AND HIGHWAY VIEW**





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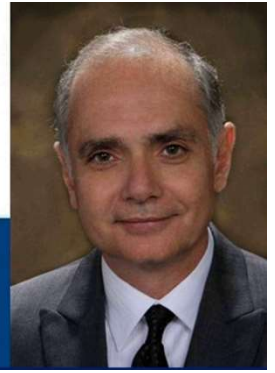


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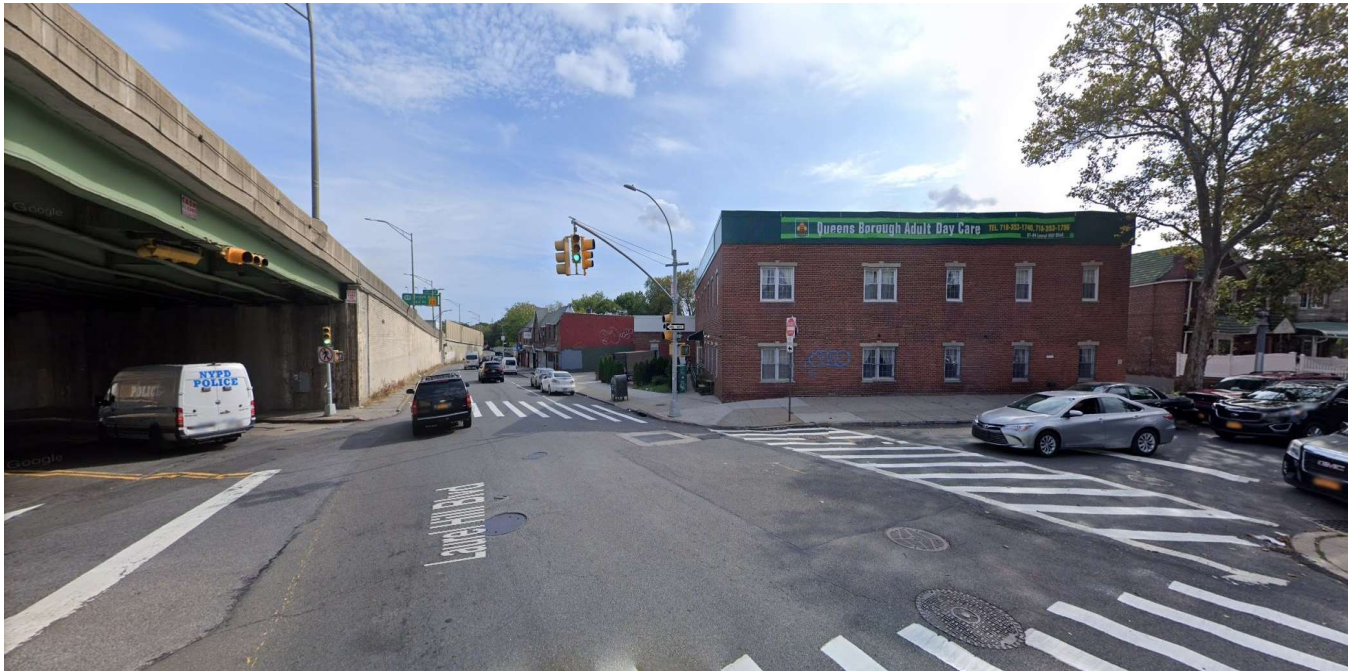
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**EXTERIOR FRONT (North to South View)**



**West to East View**





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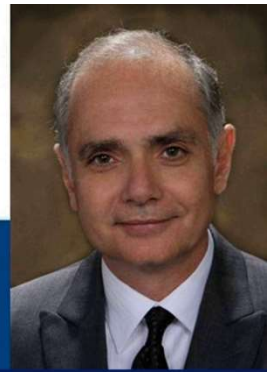


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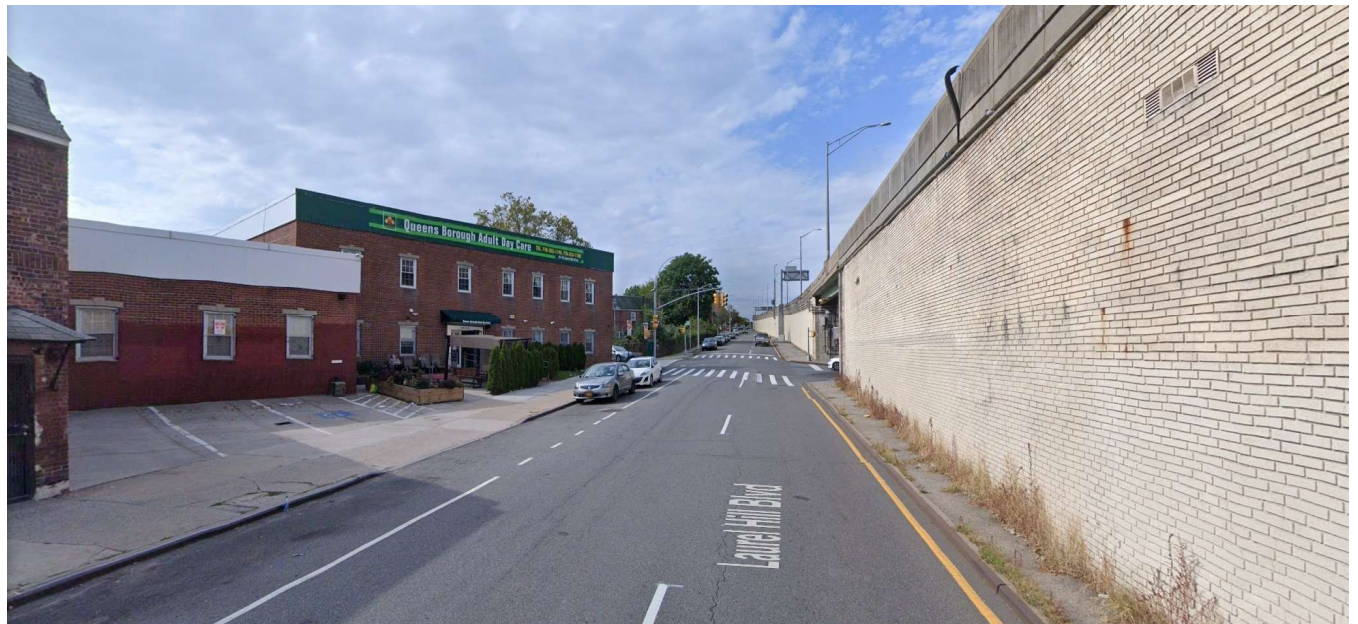
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**South to North View**



**East to West View**





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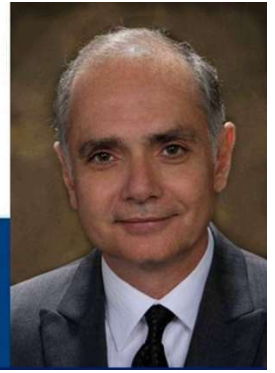


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**Corner view Building at 61 Street**



**EXTERIOR SIDE (61 ST) AND DRIVEWAY**





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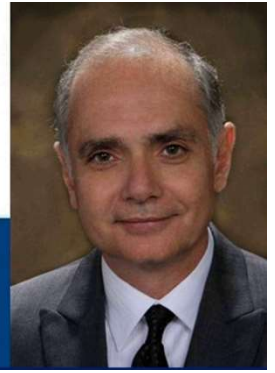
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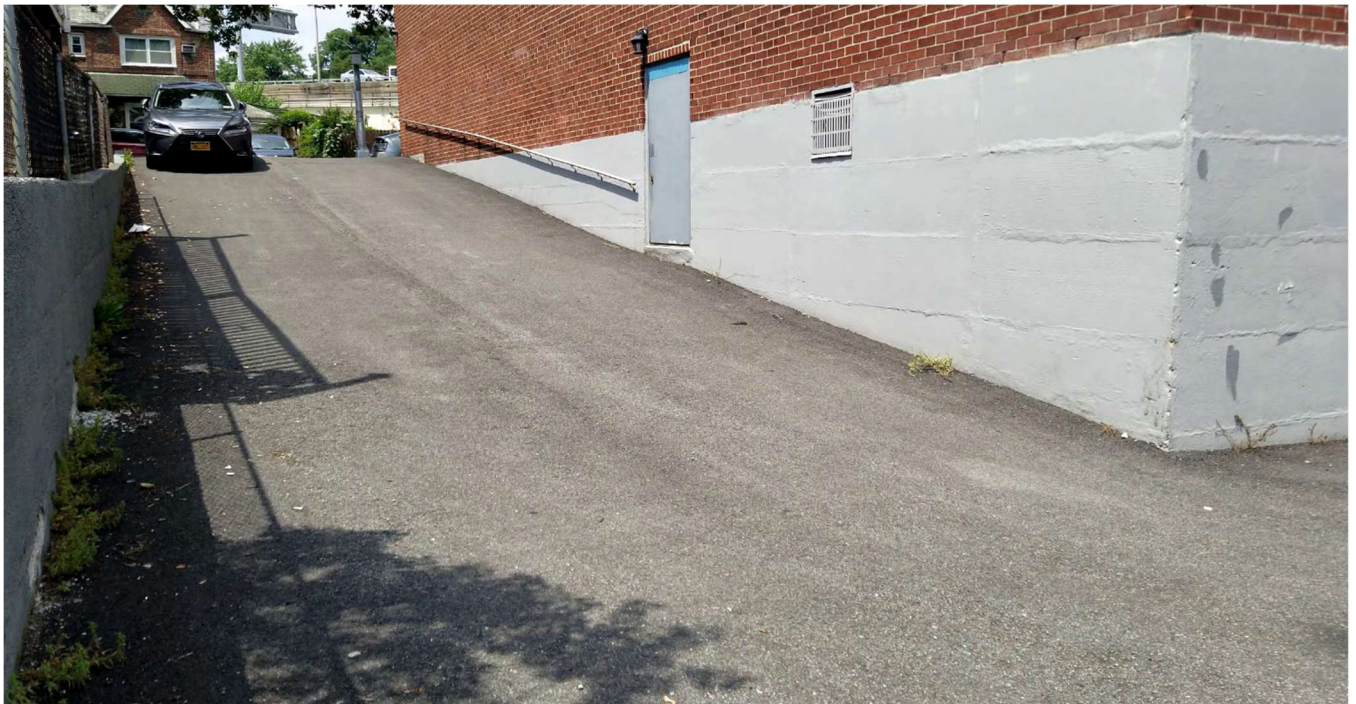
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**EXTERIOR GARAGE/PARKING AND DRIVEWAY VIEW**



**DRIVEWAY VIEW AND SECONDARY DOOR TO THE BUILDING**





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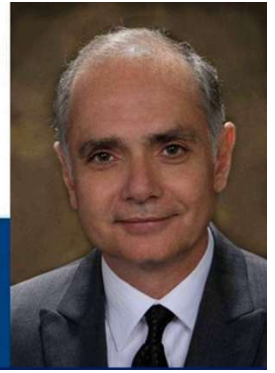


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**1<sup>ST</sup> FLOOR**



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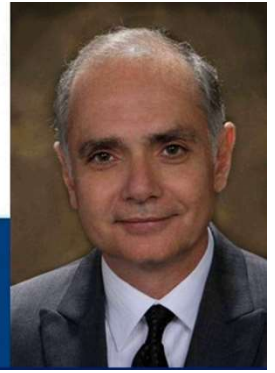


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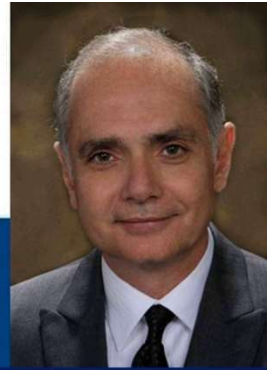


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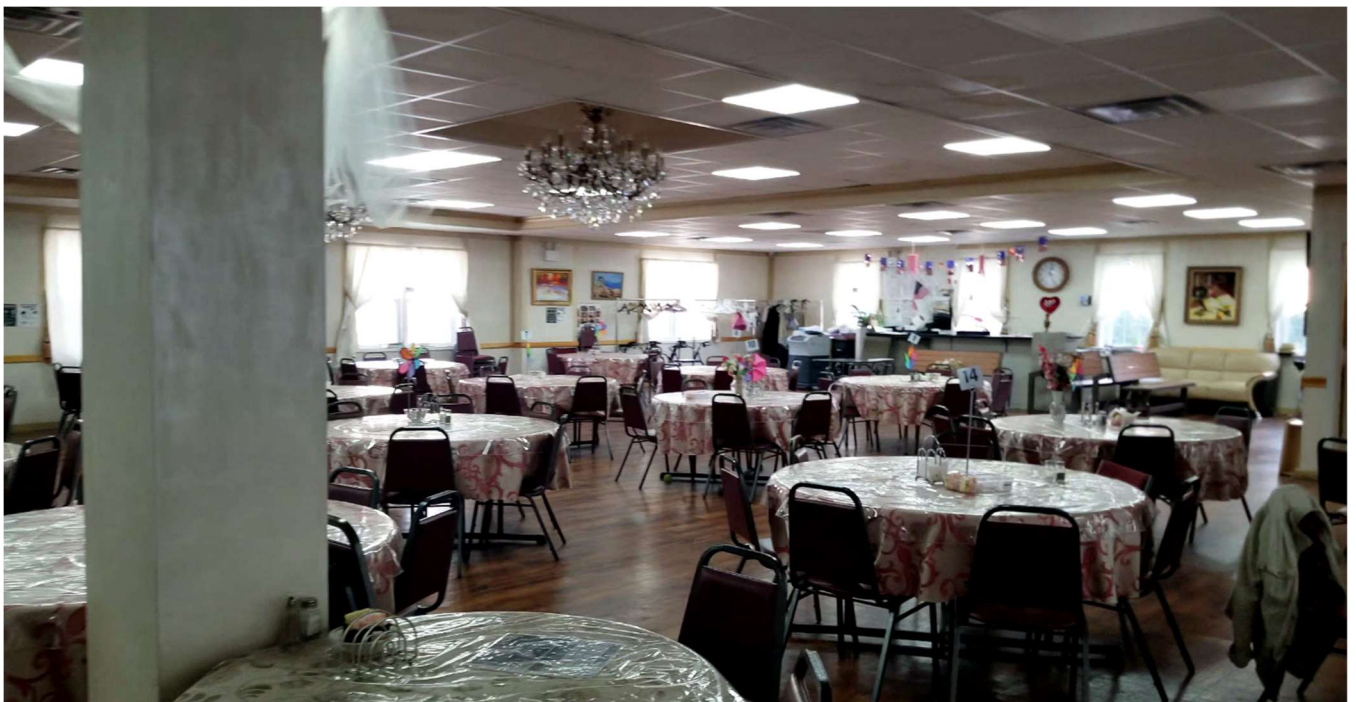
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**1<sup>ST</sup> FLOOR**



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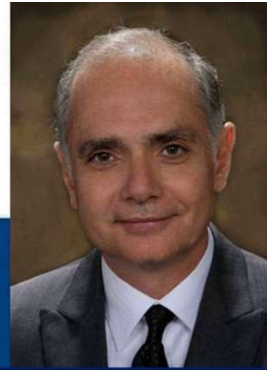


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### 1<sup>ST</sup> FLOOR





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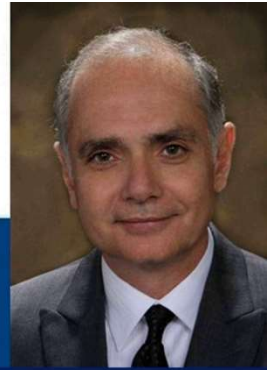
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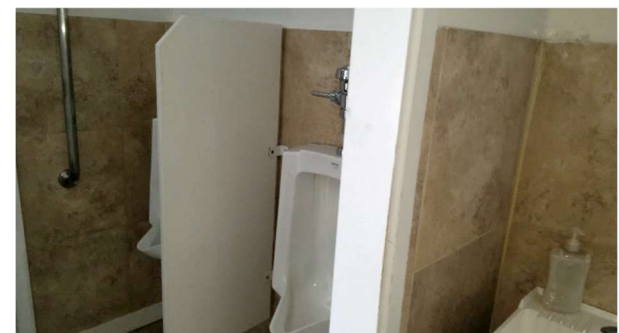
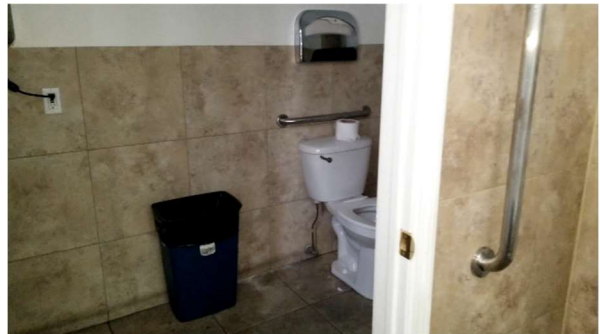
**PANORAMIC VIEWS OF 1<sup>ST</sup> FLOOR**



**LADIES RESTROOM**

**1<sup>ST</sup> FLOOR**

**MEN RESTROOMS**





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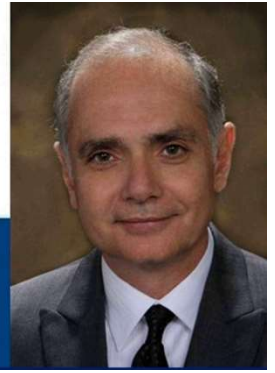
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**2<sup>ND</sup> FLOOR**



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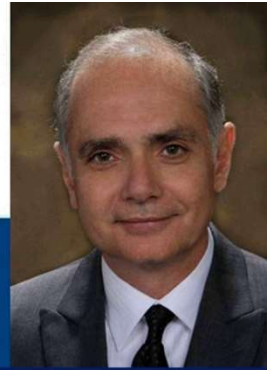
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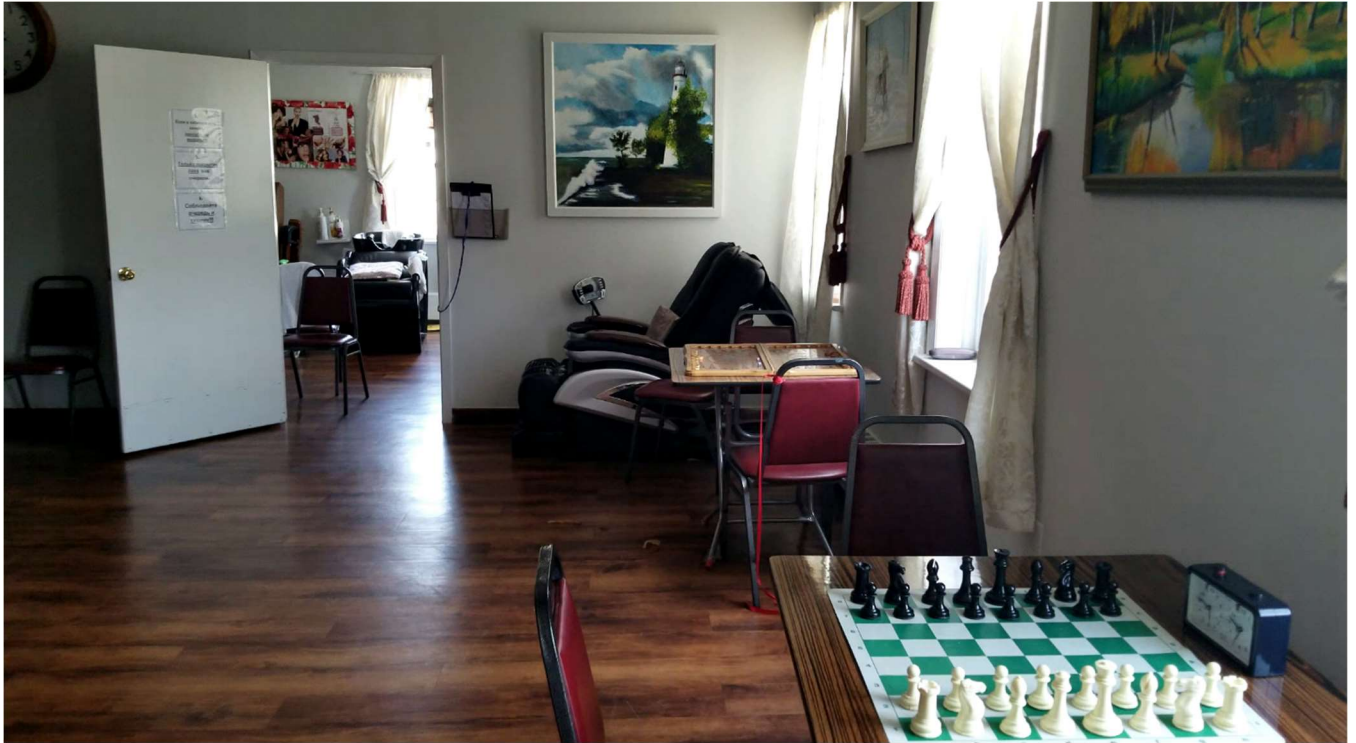
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### 2<sup>ND</sup> FLOOR



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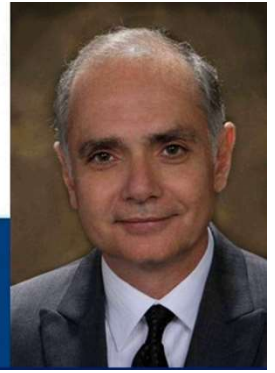


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### 2<sup>ND</sup> FLOOR COMPUTER ROOM



### 2<sup>nd</sup> FLOOR





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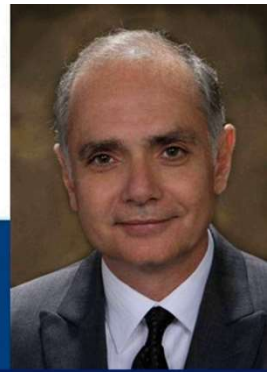
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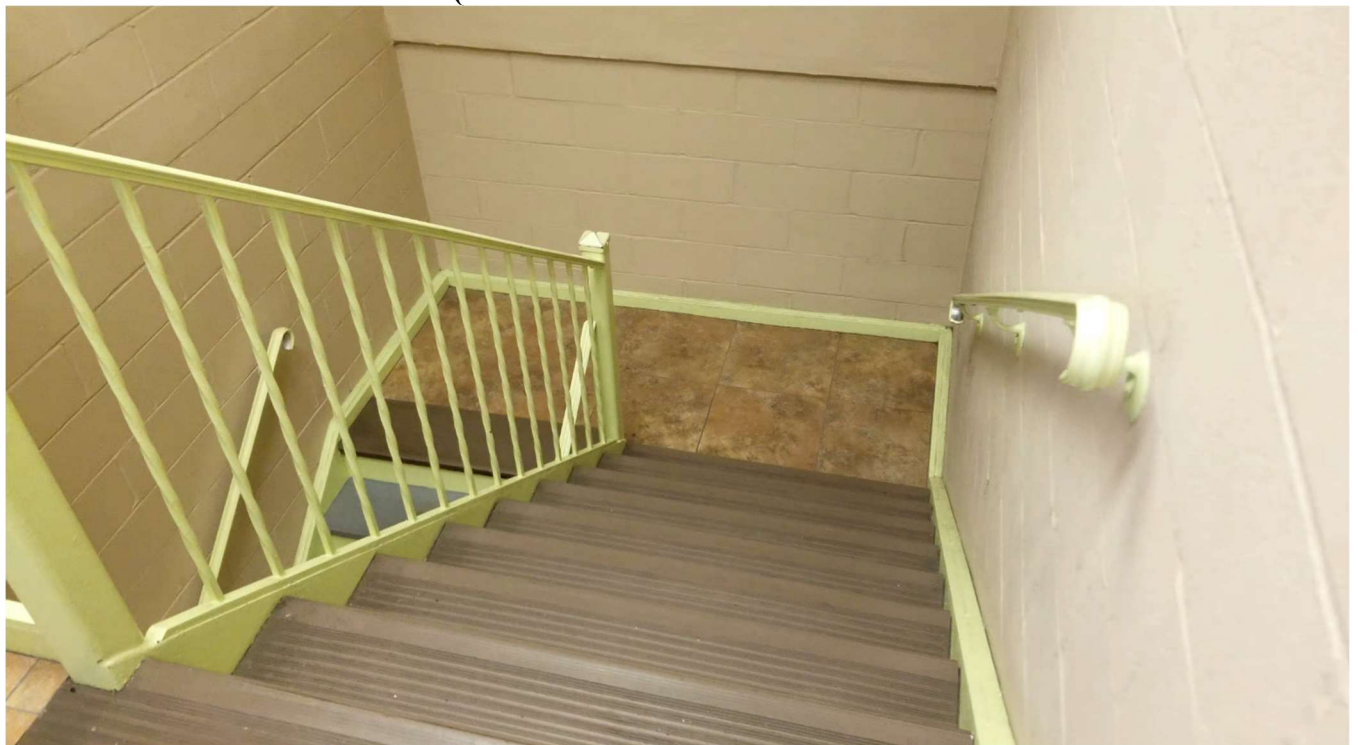
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**ELEVATOR (goes to basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor)**



**1 OF 2 HALLWAYS (EXTRA WIDE – STEEL CONCRETE STAIRWELL)**





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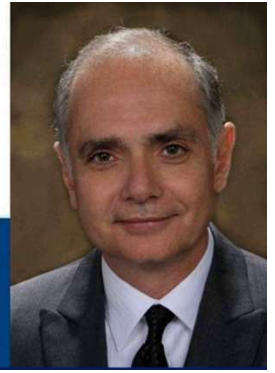
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**GARAGE (The owner's portion only —The tenants have their own garage)**



**GARAGE (The owner's portion only —The tenants have their own garage)**





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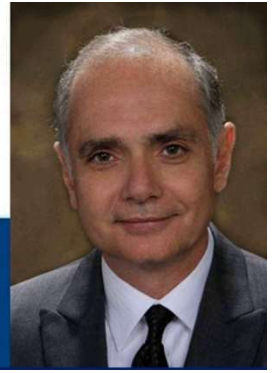


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**Modern BOILER (4 zone heating) and Modern WATER TANK**



**ELECTRIC UPDATED**





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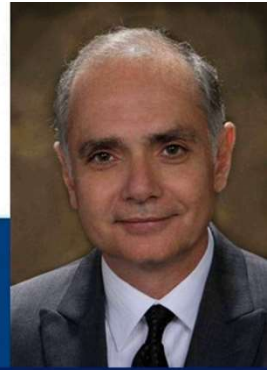
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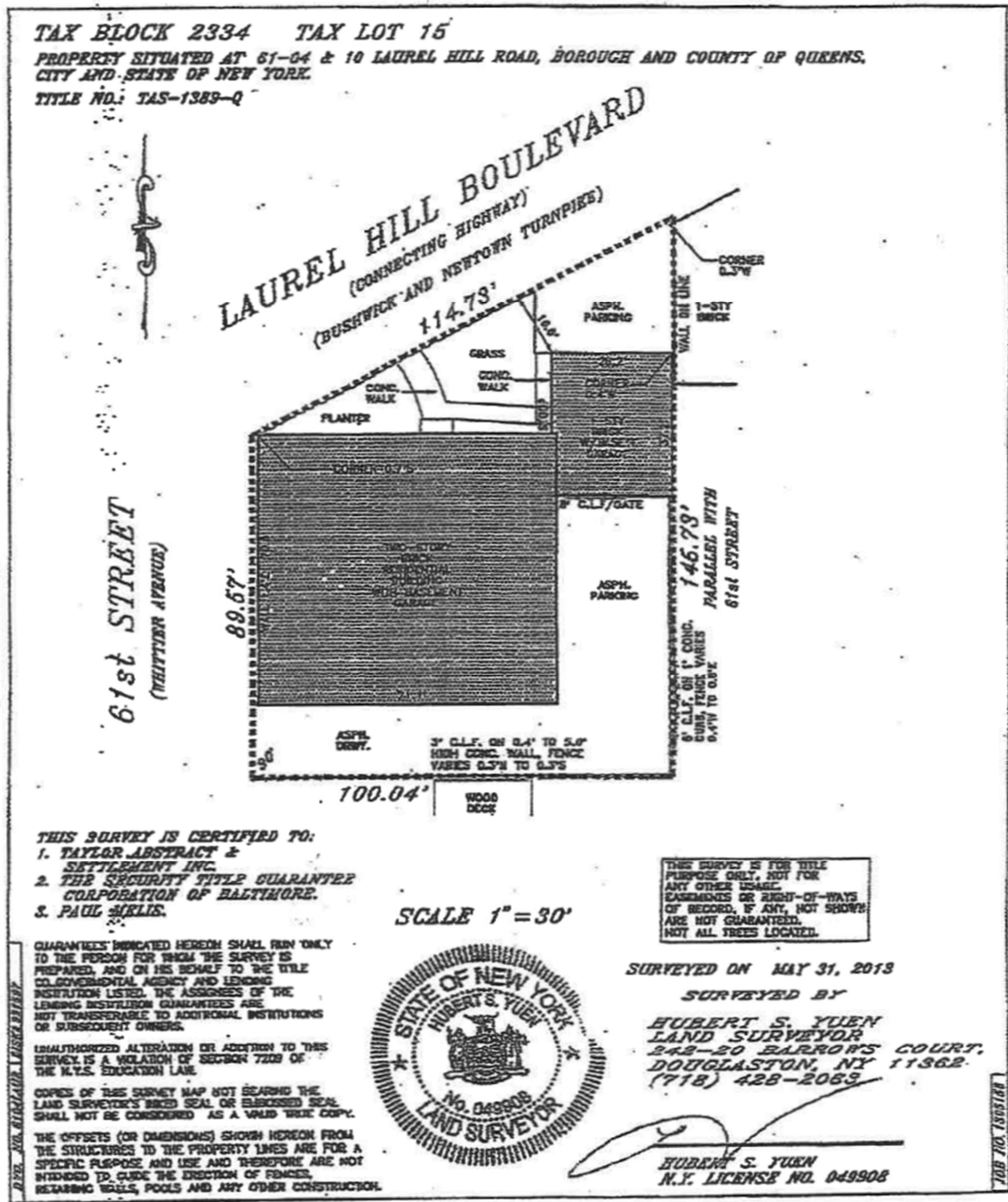
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## SURVEY

TAS-1389-Q





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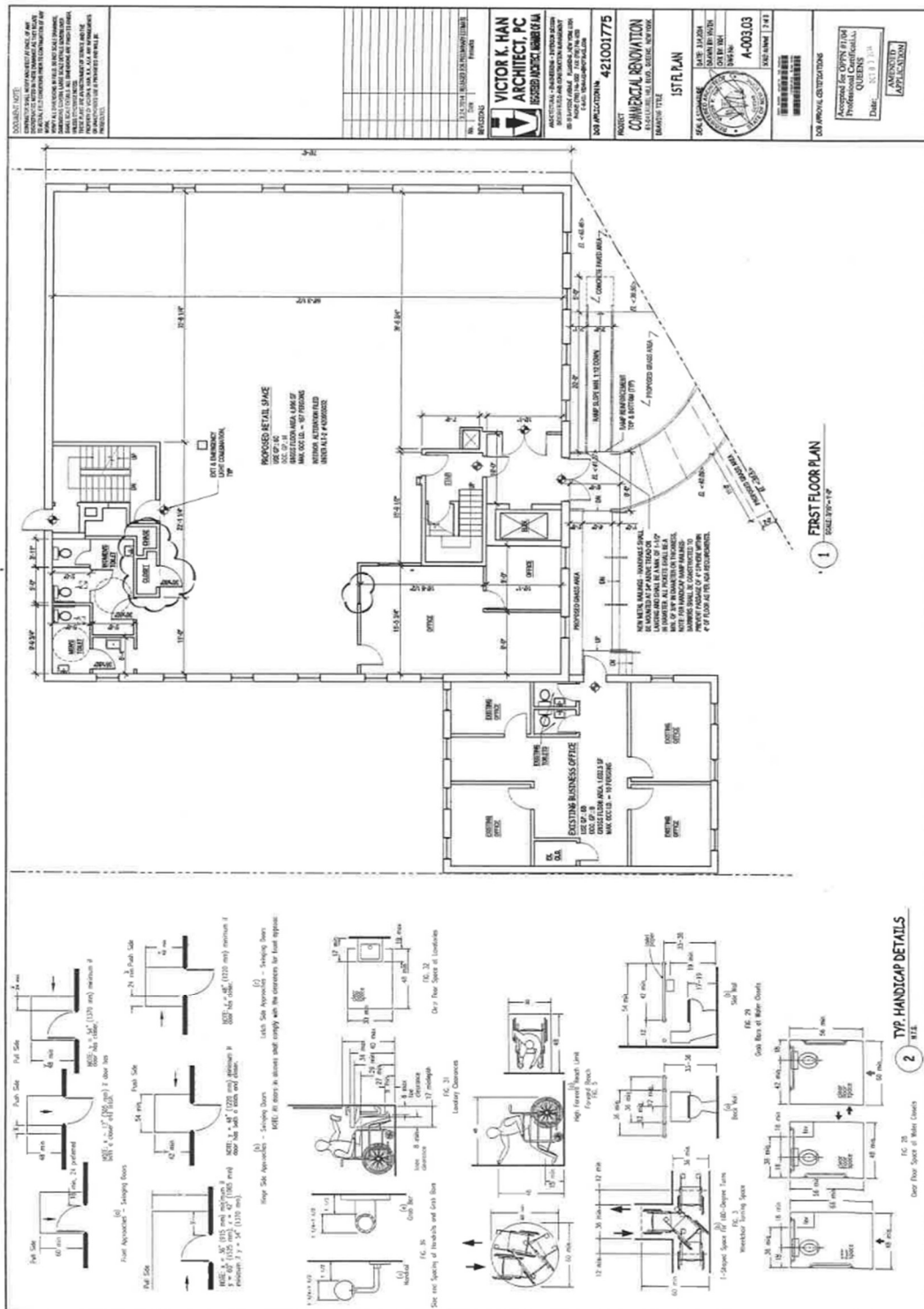
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## FLOOR PLAN (FIRST FLOOR)







# PROPERTY FOR SALE



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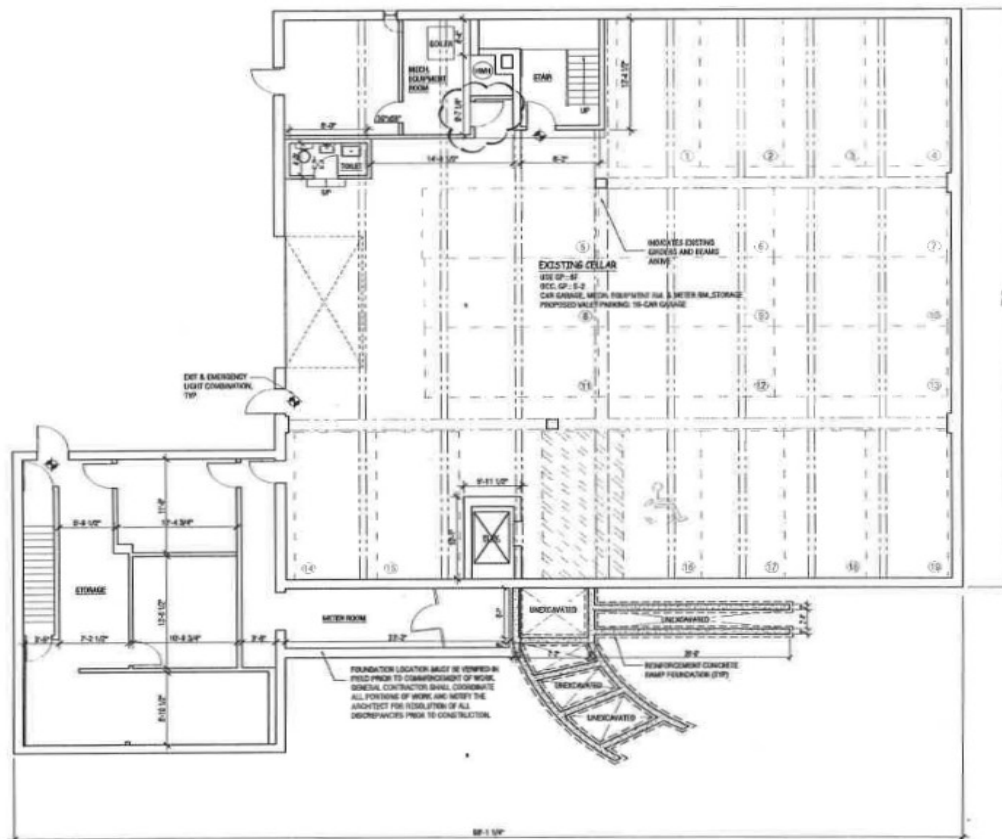
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## BASEMENT FLOOR PLAN



**1 CELLAR PLAN**  
SCALE: 3/4" = 1'-0"

**DOCUMENT NOTE:**  
THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

REVISIONS

**VICTOR K. HAN**  
**ARCHITECT, P.C.**  
REGISTERED ARCHITECT, STATE OF NY

ARCHITECTURAL - ENGINEERING - INTERIOR DESIGN  
RESIDENTIAL - COMMERCIAL - CONSTRUCTION MANAGEMENT  
100 WEST 42ND STREET, SUITE 1000 NEW YORK, NY 10018  
PHONE: (212) 691-1000 FAX: (212) 691-1001  
E-MAIL: VIK@VHANARCHITECT.COM

DOB APPLICATION NO. **421001775**

PROJECT **COMMERCIAL RENOVATION**

PROJECT LOCATION: 100 WEST 42ND STREET, NEW YORK, NY 10018

DRAWING TITLE **CELLAR PLAN & HANDICAP DETAIL**

DATE: 3/18/2004

DATE: 3/18/2004

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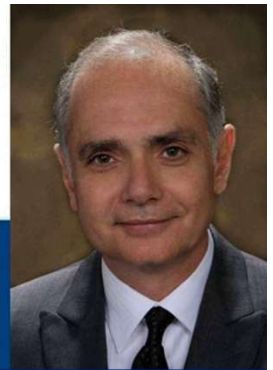


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## SITE PLAN

**SITE PLAN**



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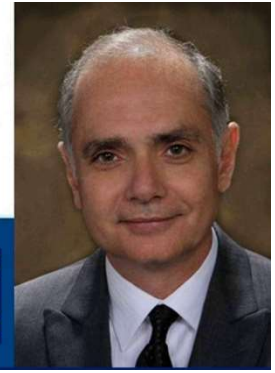
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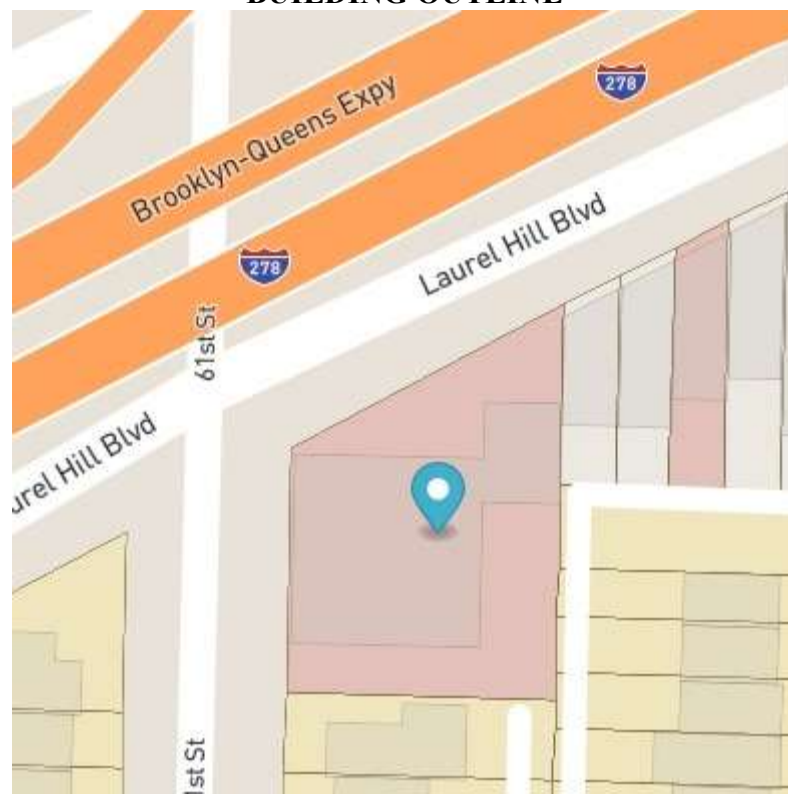
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### ZONING MAP



### BUILDING OUTLINE





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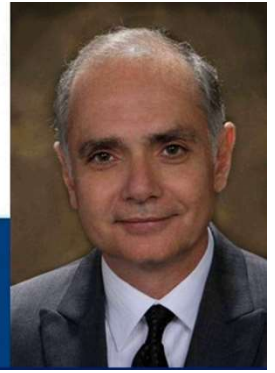


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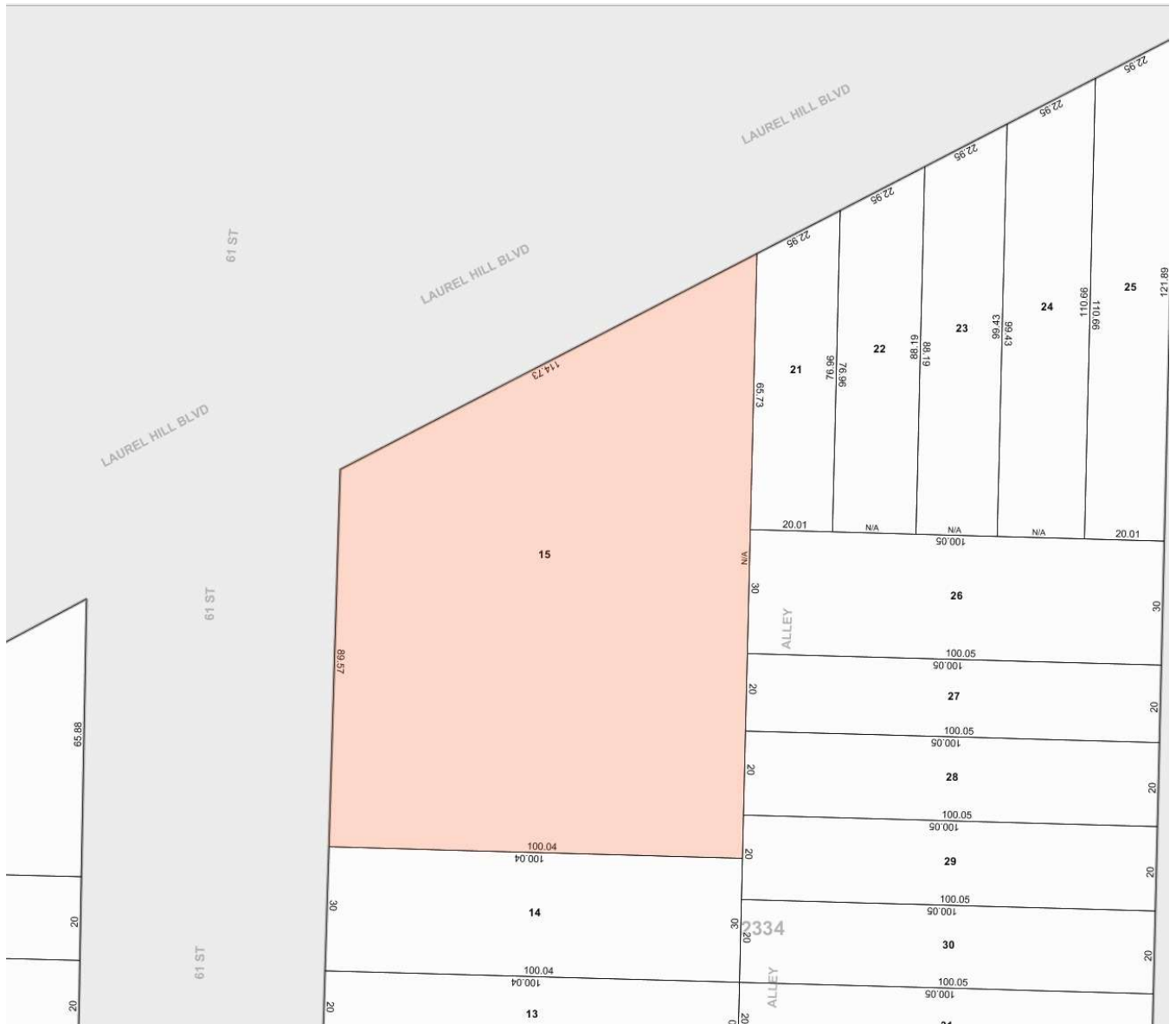
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## TAX MAP





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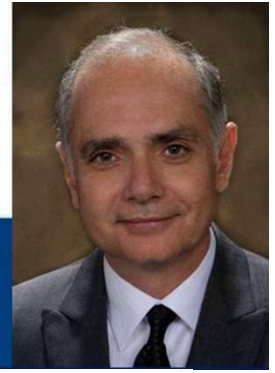


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**917-806-7040 CELL 917-584-1448**  
**718-533-4136 OFFICE 718-533-4152**



### SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of 61st Street and the southerly side of the Brooklyn Queens Expressway (formerly known as Connecting Highway);

RUNNING THENCE southerly along the easterly side of 61st Street, 89.57 feet;

THENCE easterly at right angles to the easterly side of 61st Street, 100.04 feet;

THENCE northerly parallel with the easterly side of 61st Street, 145.73 feet to the southerly side of the Brooklyn Queens Expressway;

THENCE westerly along the southerly side of the Brooklyn Queens Expressway, 114.73 feet to the corner aforesaid, at the point or place of BEGINNING.

#### FOR INFORMATION ONLY:

Being and intending to be the same premises as in Deed dated January 8, 2014 and recorded in the Queens County Clerk's Office on January 27, 2014 in CRFN 2014000031170.

Said premises also being known as 61-04 / 61-10 Laurel Hill Boulevard, Woodside, New York.

### TAX MAP AND ZONING OUTLINE





**PROPERTY FOR SALE**



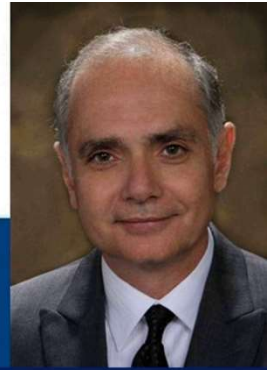
**Victor Weinberger or John Psomopoulos**

Email

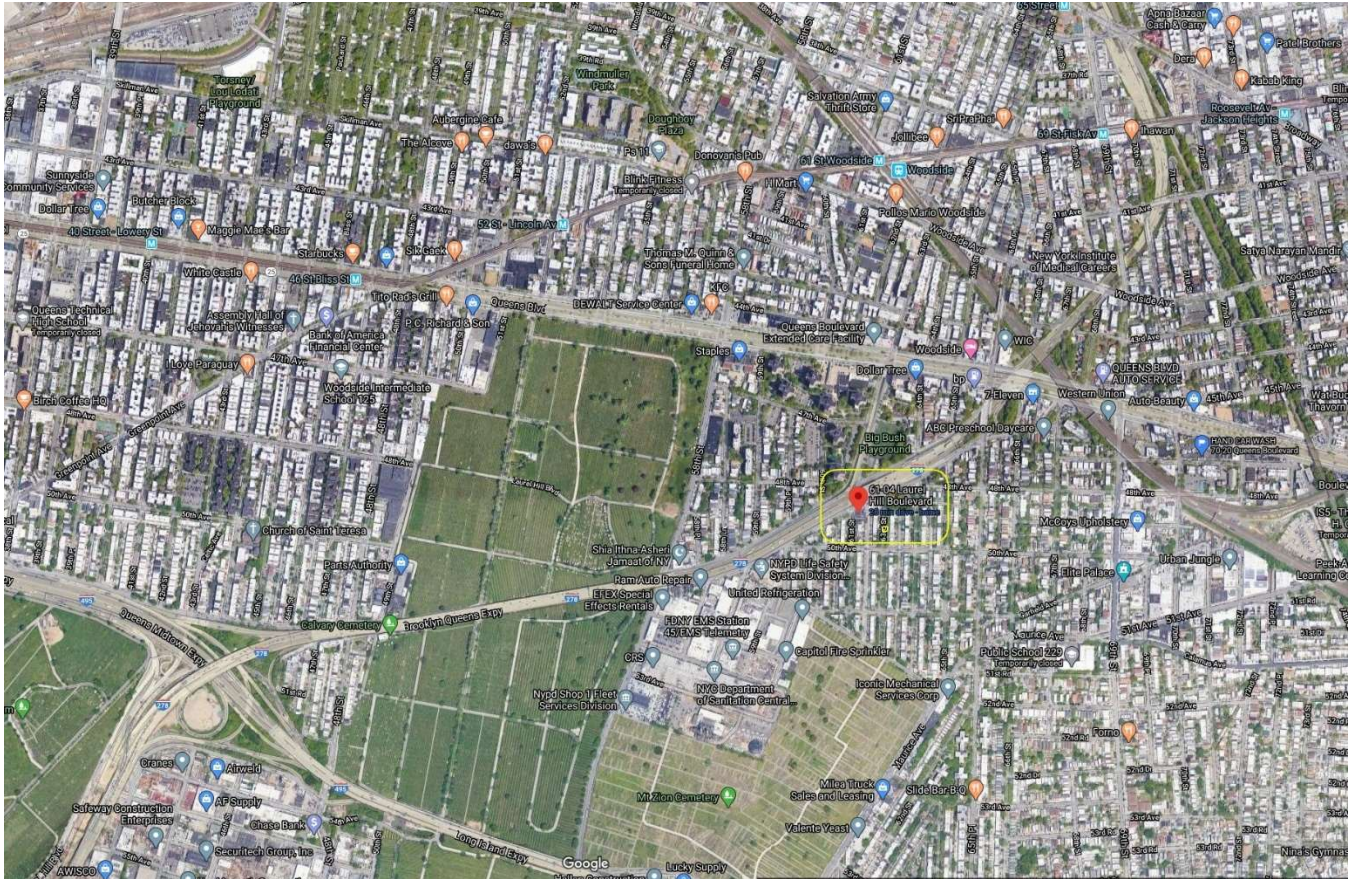
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## SATELLITE MAP





# PROPERTY FOR SALE



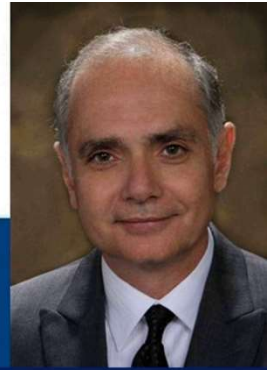
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## AREA MAP

