

PROPERTY FOR SALE

VICTOR WEINBERGER or NICK PSOMOPOULOS

Victor@VictorWeinberger.com E-mail: NPsomopoulos@yahoo.com

917-806-7040 CELL 917-882-3230
718-533-4136 OFFICE 718-533-4107



ATTENTION DEVELOPERS AND INVESTORS: Brand New Exclusive!
For Sale: 13-15 Beach Channel Drive, Far Rockaway, NY., 11691 (At Mott Ave)

\$2,975,000 (Only \$55 per SF buildable without community facility)

14,995 Sq.Ft. x 3 F.A.R (wide street) + Opportunity Zone = 54,000+ Sq.Ft. buildable as of right

14,995 Sq.Ft. x 4.8 Community facility F.A.R = 71,976 Sq.Ft. buildable as of right

Property Video → <https://youtu.be/ZYgHLK-4vS0> (Right Click the link to open)

Description: 15,000 SF R6/C2-4 opportunity zoned developmental site, on major commercial street in Far Rockaway, Queens. The "A-Train" line is only 315 feet. Multi bus stops are less than a block away. LIRR is a couple of blocks away. The Ferry to Manhattan is a couple of train stops away.

Best possible use: Redevelopment of the property into a 54,000+ SF mixed used building (as of right). With Community facility, the F.A.R is 4.8 (72,000 SF).

Note: Many developers have discovered Far Rockaway. Apartments and stores, due to the A-subway line, LIRR, NYC ferry, many busses, easy beach access, and affordable NYC rents are rarely vacant. Property is currently occupied by a 1 story super laundromat with parking. Collect rent while your plans are being approved.

Links to the Subway, LIRR and The Ferry are included with this brochure on the last page.





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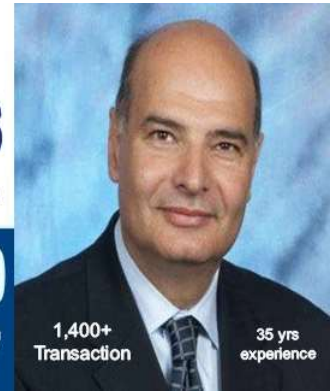
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PROPERTY OVERVIEW

Address

Primary address	1315 Beach Channel Dr
Zip code	11691
Neighborhood	Far Rockaway
Borough	Queens
Block & lot	15661-0080



Tax class	4
Current tax bill	\$25,358
Projected tax bill	\$27,511

Lot

Lot sqft	14,995
Lot dimensions	100.02 ft x 150 ft
Ground elevation	17 ft
Corner lot	No

Zoning

Zoning districts	R6, C2-4, DFR
Zoning map	25b
Qualified opportunity zone	Yes (map)

Building

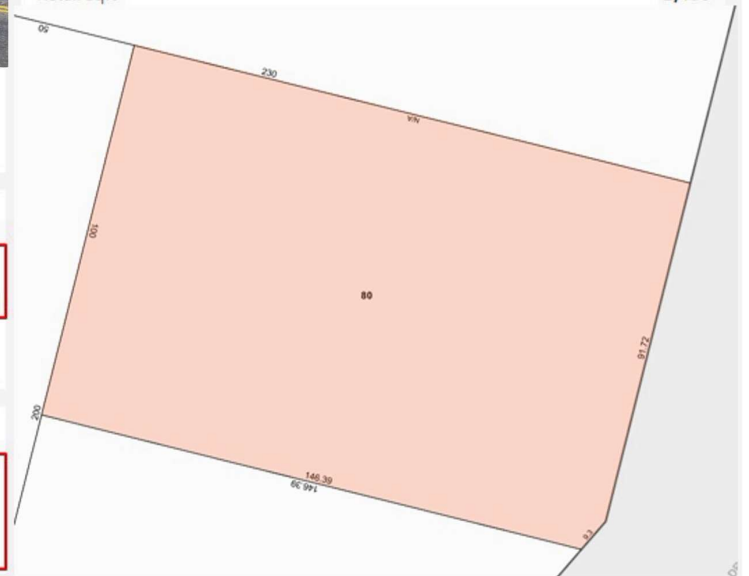
Building class	One Story Retail Building (K1)
Building sqft	2,400
Building dimensions	23 ft x 70 ft
Buildings on lot	1
Stories	1
Roof height	13 ft
Year built	1931

Style

Small retail

Use

Commercial units	1
Retail sqft	2,400



Panoramic view of the property





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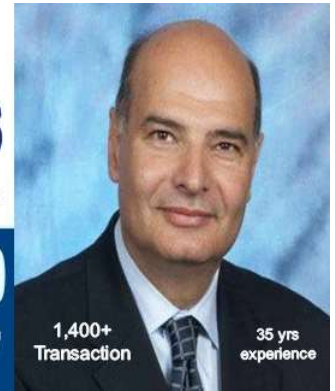
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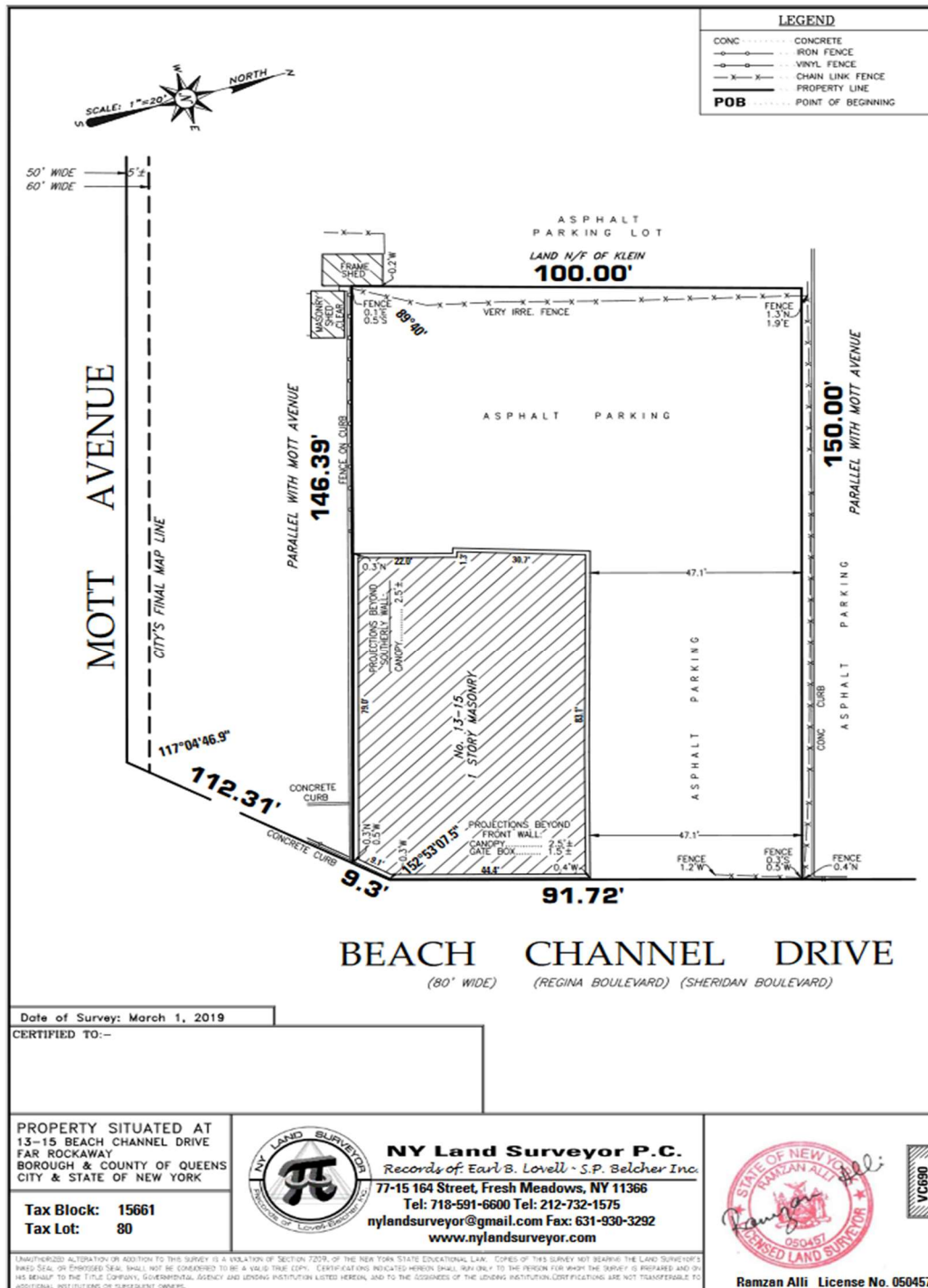
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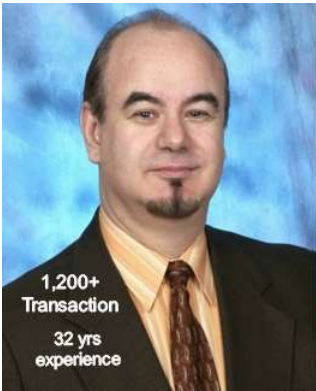
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PROPERTY SURVEY





1,200+
Transaction
32 yrs
experience



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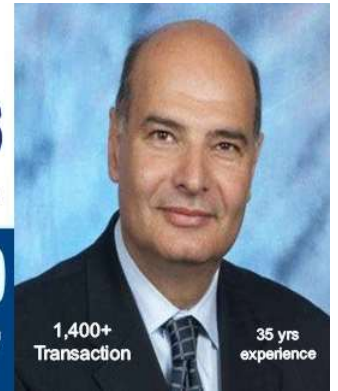
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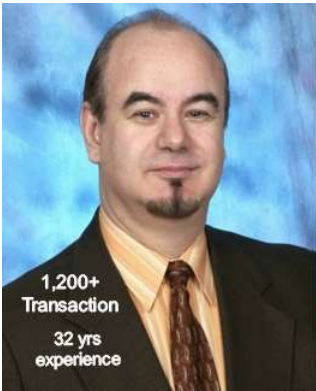
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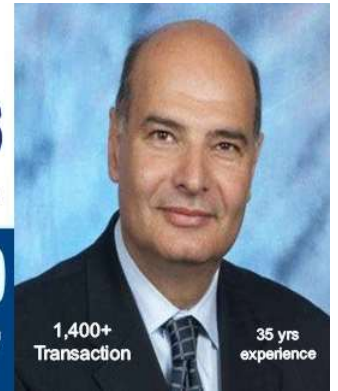
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BUILDING AND ZONING OUTLINE





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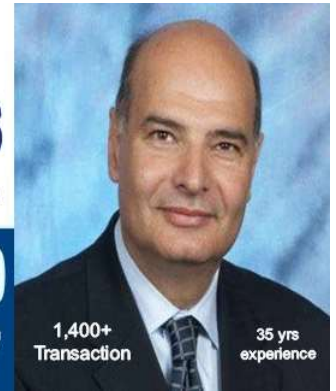
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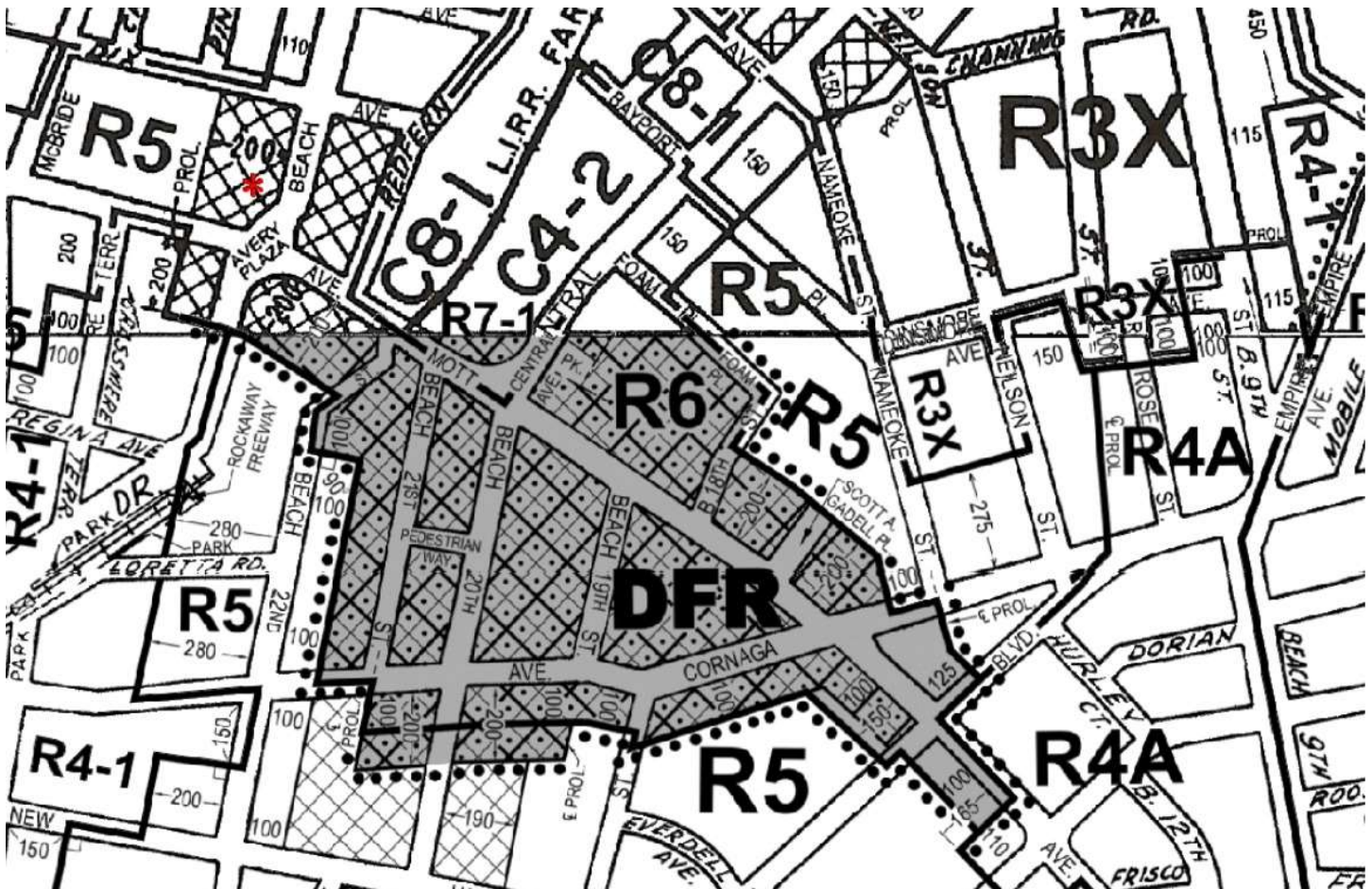
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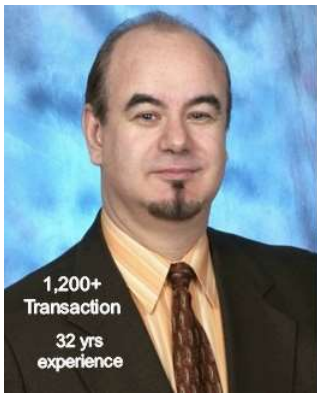


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ZONING MAP



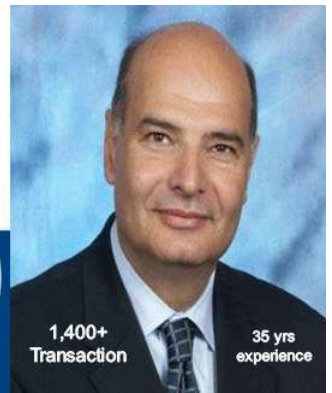


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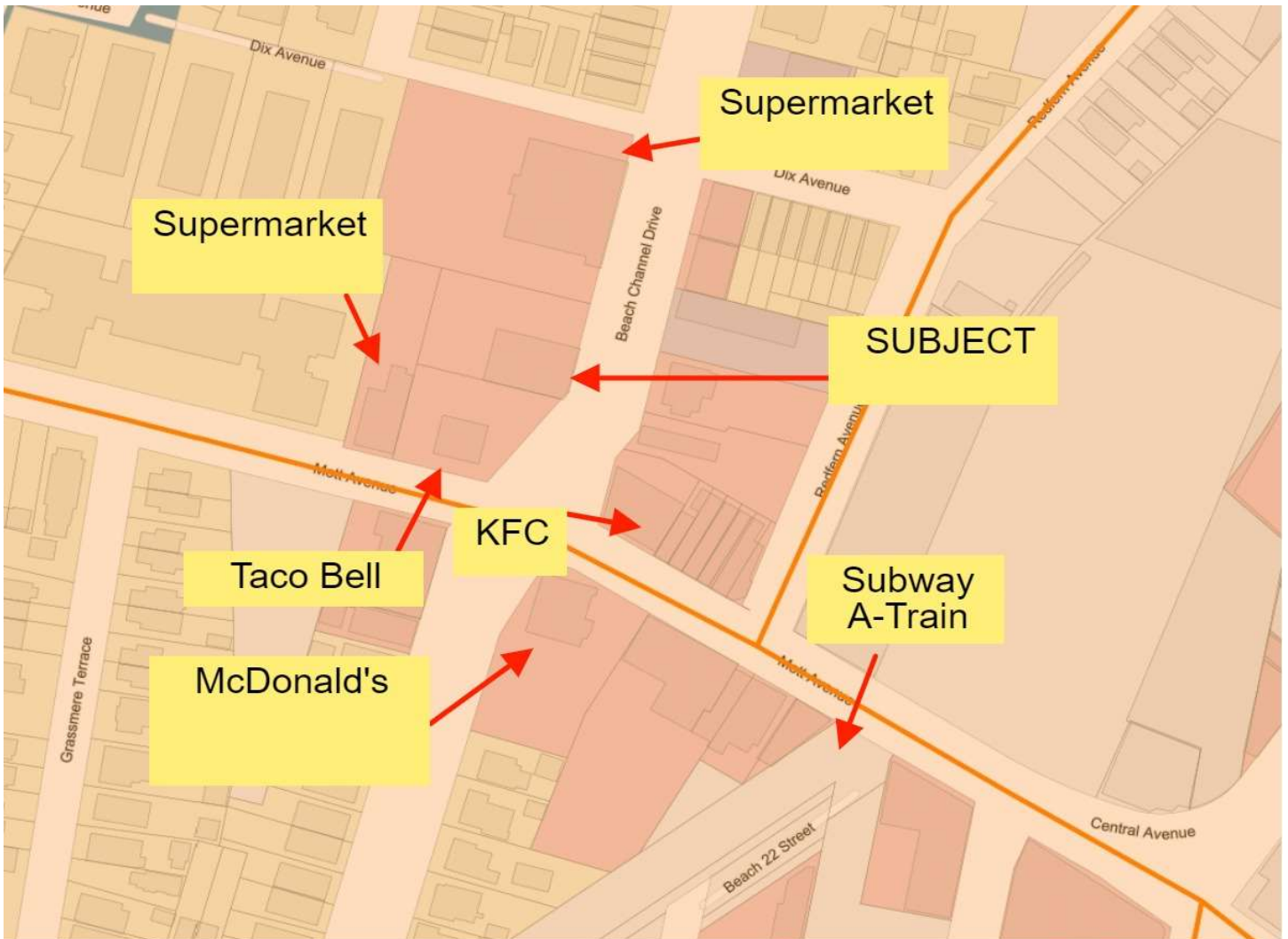
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BUILDING OUTLINE

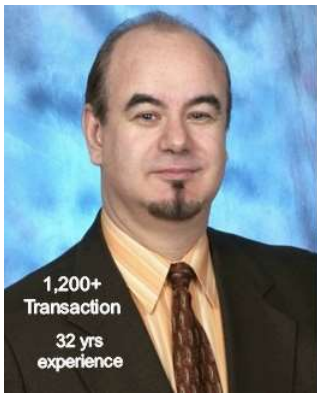


A-Train SUBWAY, The Long Island Rail Road, and NY Ferry service links are here.

<http://web.mta.info/nyct/service/aline.htm> (Right Click to Open)

http://web.mta.info/lirr/Timetable/SpecialTT/2020_ESP6-8-GO-601-FR-rev615.pdf (Right Click to Open)

<https://www.ferry.nyc/routes-and-schedules/route/rockaway/> (Right Click to Open)

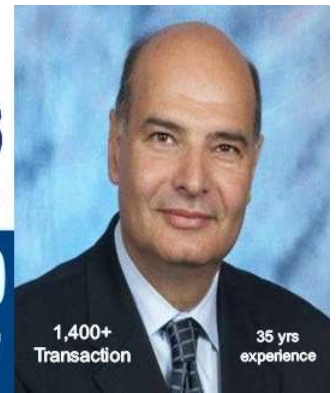


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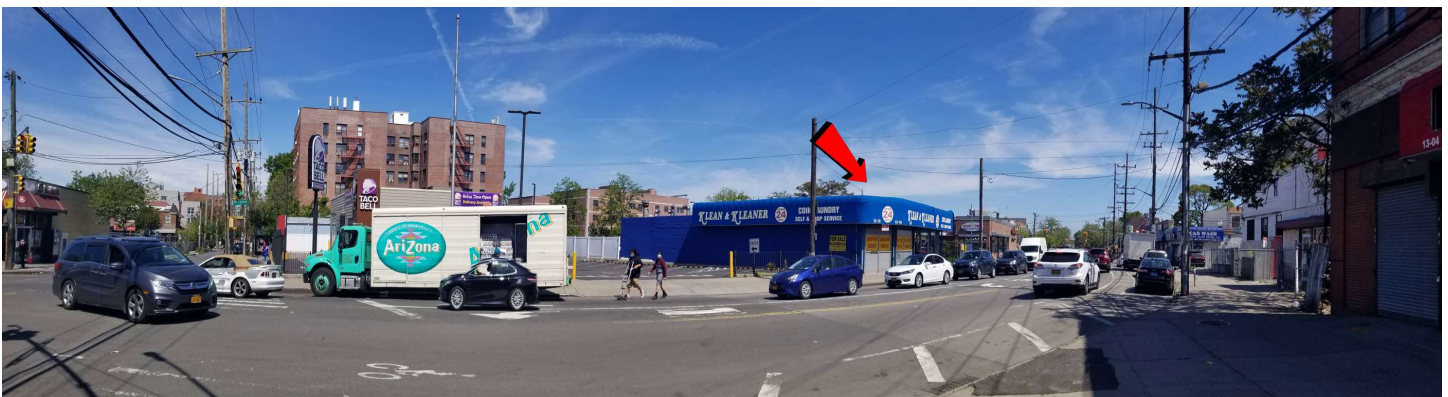
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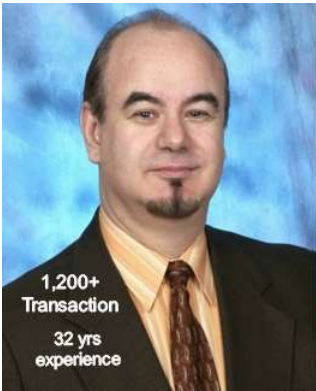


Panoramic view of subject property at 13-15 Beach Channel Drive



VIEW FROM MOTT AVE





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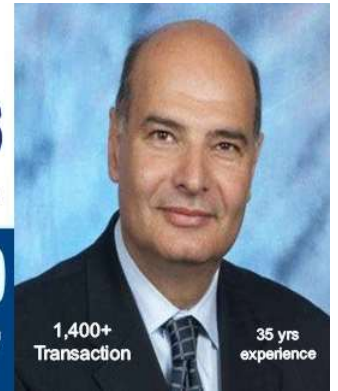
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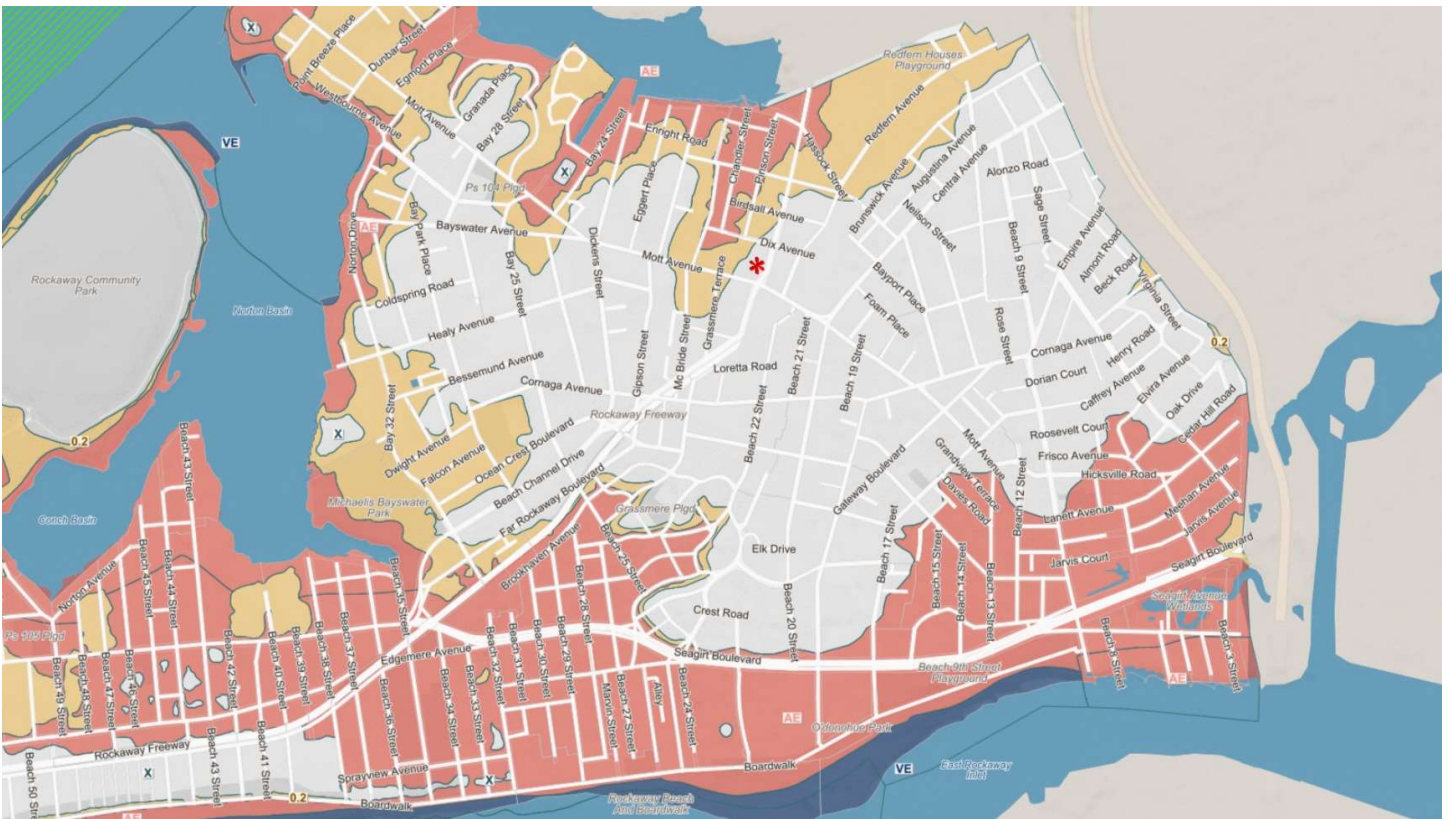


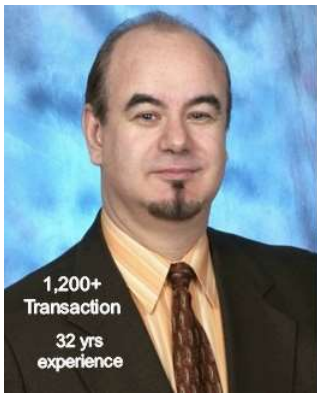
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FEMA FLOOD ZONE MAP

NOTE: PROPERTY IS NOT IN A FLOOD ZONE AREA

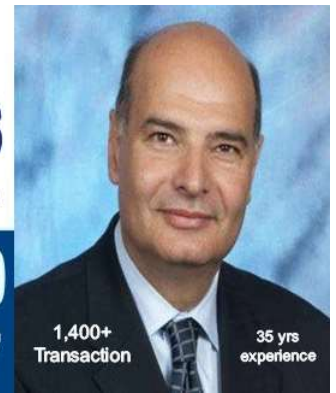




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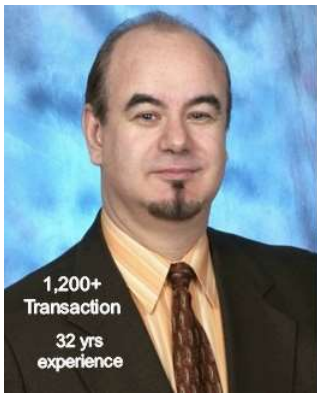
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AERIAL VIEW OF THE A-Train and LIRR and the proximity to the subject property





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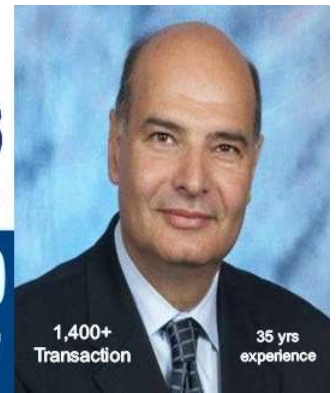
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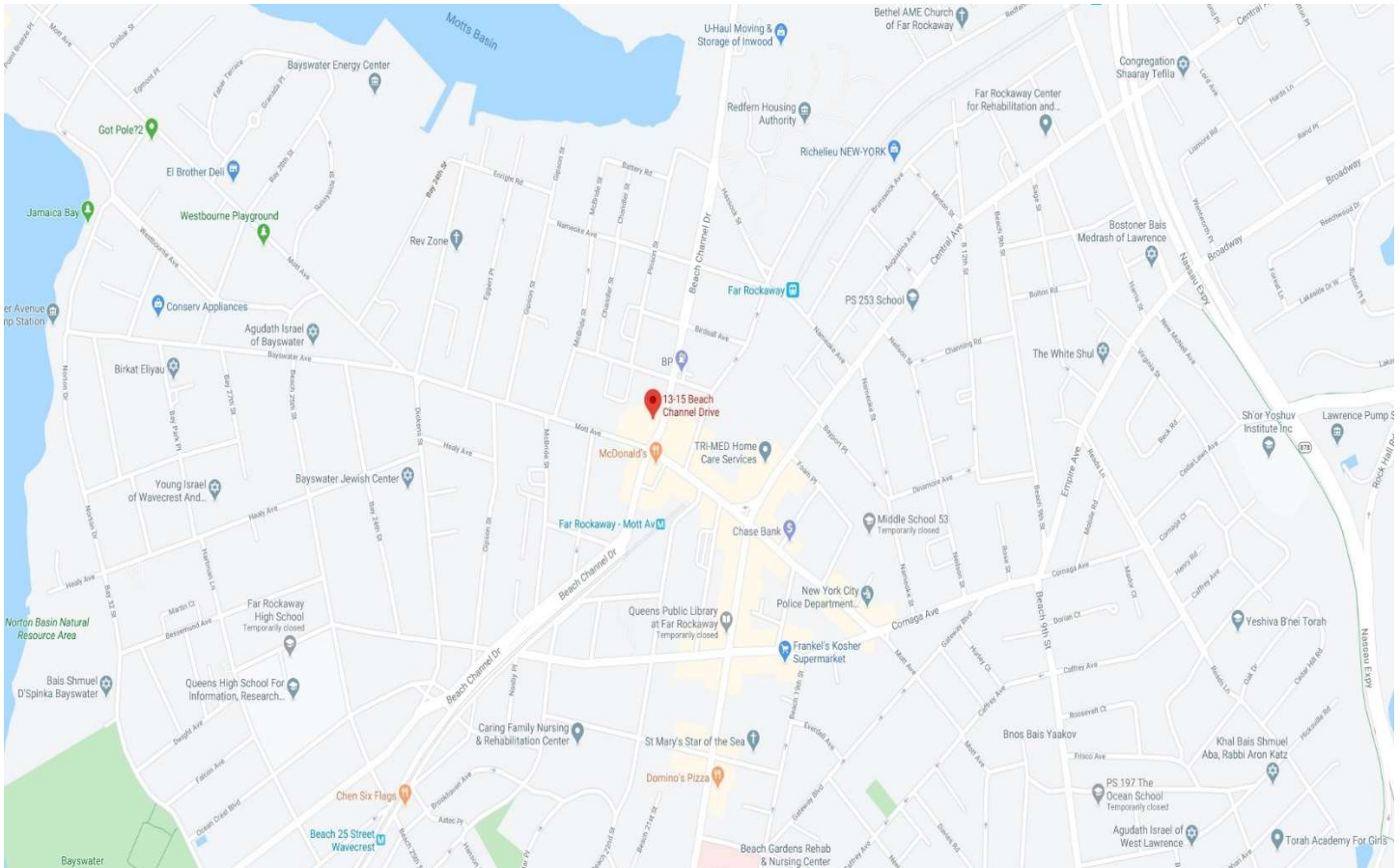
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AREA MAP

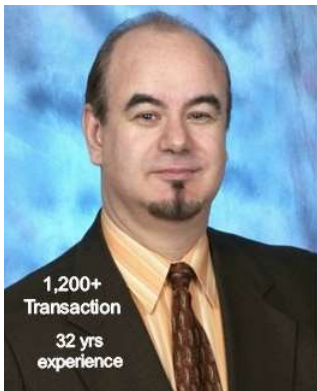


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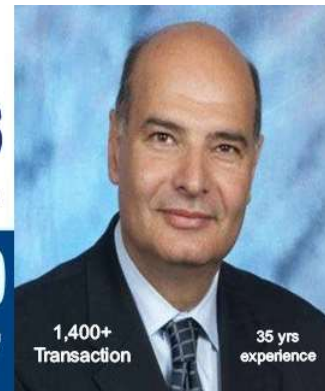
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WALK 2 Minutes to MTA "A-Train" subway line

13-15 Beach Channel Drive, Far Rockaway

MTA - Far Rockaway - Mott Av Subway Station

Mott Ave & Beach 22nd St, New York, NY 11691

Walking directions

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

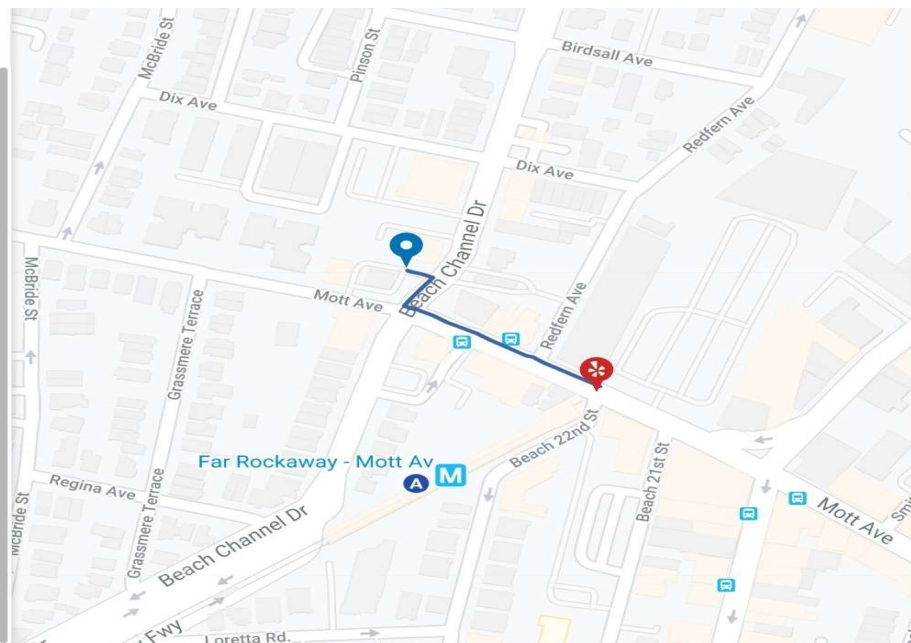
13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

0.1 mi. About 2 mins

1. Head **east** toward **Beach Channel Dr** 69 ft
2. Turn **right** onto **Beach Channel Dr** 105 ft
3. Turn **left** onto **Mott Ave** 404 ft

Beach 22nd St & Mott Ave, Queens, NY 11691, USA

Map data ©2020 Google



WALK 2 Minutes to Long Island Railroad

Start from

13-15 Beach Channel Drive

Far Rockaway LIRR Station

Nameoke St & Redfern Ave, New York, NY 11691

Walking directions

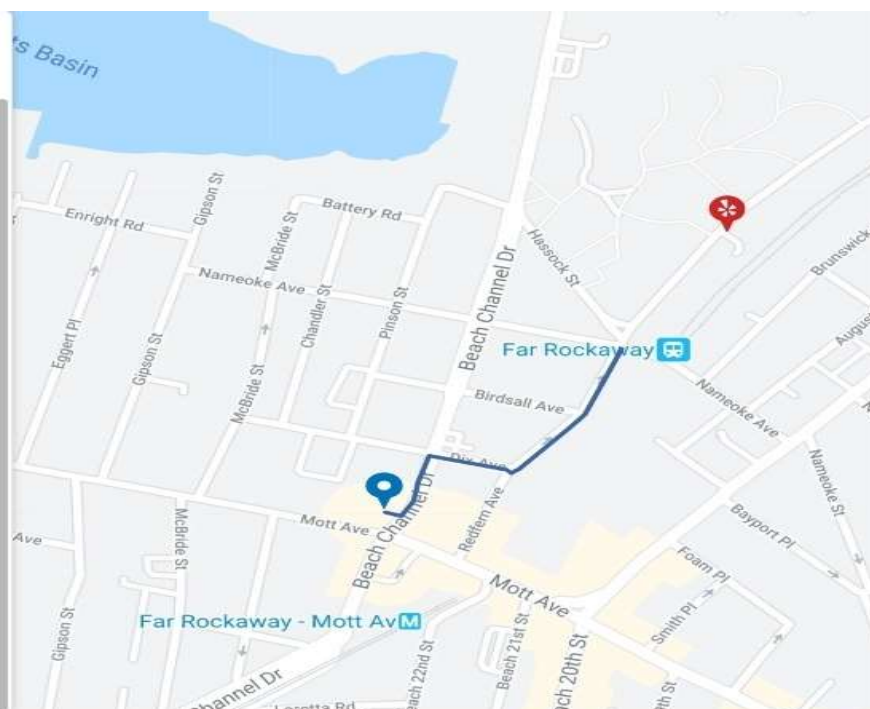
13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

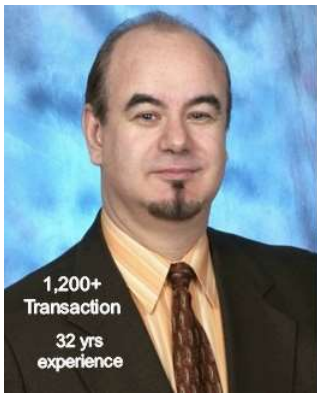
0.3 mi. About 5 mins

1. Head **east** toward **Beach Channel Dr** 69 ft
2. Turn **left** onto **Beach Channel Dr** 318 ft
3. Turn **right** onto **Dix Ave** 282 ft
4. Turn **left** onto **Redfern Ave** 0.1 mi

Redfern Ave & Nameoke Ave, Queens, NY 11691, USA

Map data ©2020 Google





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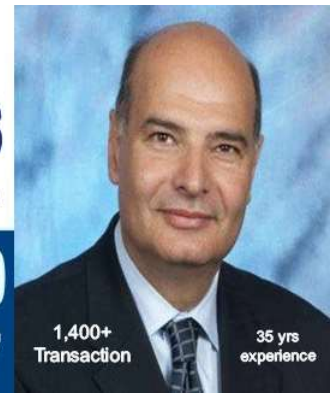
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2 subway stations away from the Ferry. Or 4.6 miles away from 13-15 Beach Channel Drive.

Rockaway NYC Ferry

108th St and Beach Channel Dr, Queens, NY 11694

Driving directions

13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

4.6 mi. About 18 mins

1. Head **east** toward **Beach Channel Dr** 69 ft
- 2. Turn **right** onto **Beach Channel Dr** 0.1 mi
- 3. Keep **right** to stay on **Beach Channel Dr** 0.9 mi
- 4. Turn **right** to stay on **Beach Channel Dr** 3.5 mi
- ⬅ 5. Turn **left** onto **Beach 108th St** 259 ft
- 6. Turn **right** 66 ft
- 7. Turn **right** 177 ft
- ⬅ 8. Turn **left** 16 ft
Destination will be on the right

108-03 Beach Channel Dr, Queens, NY 11694, USA

Map data ©2020

