

SALES - LEASING - APPRAISALS

VICTOR D. WEINBERGER
 NYS Licensed Real Estate Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed

RE/MAX
 REMAX Team: 71-15 Northern Blvd, Jackson Heights, NY, 11370
 Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

FANTASTIC WOODSIDE QUEENS BLVD Block-Thru site w/Approved Plans

**70-25 and 70-33 Queens Blvd, Woodside, NY, 11377 (Also known as 70-44 45th Ave)
 342 feet frontage: 215 Feet frontage on Queens Blvd and 127 feet frontage on 45th Ave.**

Video <https://youtu.be/0bjZYerLvN0> ⬅ Highlight link. Right click to open.

APPROVED PLANS: FOUNDATION WORK IS COMPLETE UP TO THE 1ST FLOOR



NEARLY \$5 MILLION ALREADY SPENT BY THE OWNERS FOR DEMOLITION, ESCALATION, PLANS, AND FOUNDATION.

Description: 1/2 an acre block-thru development site with a 22,464 Sq.Ft Footprint.
Approved for: 131,044 Sq.Ft Buildable
Divided as follows: 90,245 SF residential.... 19,577 SF commercial.... 13,777 SF Community Facility

Price: \$27,500,000 (You save \$5 million, since the foundation is already in)

NOTE: Shovel ready. Foundation work up to the 1st floor completed.

Queens Blvd is the main street in the Borough of Queens. The subject is conveniently located $\frac{3}{4}$ of a mile to the Queens Center Mall. It is 5 blocks walking to the main subway line in Queens on Roosevelt Ave (E-F-R-M, #7) & Main bus depo Queens. The property is in-front of Q60 (Manhattan bus) that goes to NYC. Two Major Highways are 2 to 3 blocks away. The property is only 5 Minutes to LaGuardia Airport and 15 minutes to Kennedy Airport. The neighborhood has gone thru a construction revival. Manhattan folks have discovered the area, since Astoria/LIC and Hunters Point are too expensive.

Population: 1 MILE: 183,353

3 MILE: 911,245

5 MILE: 2,387,487

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 feet

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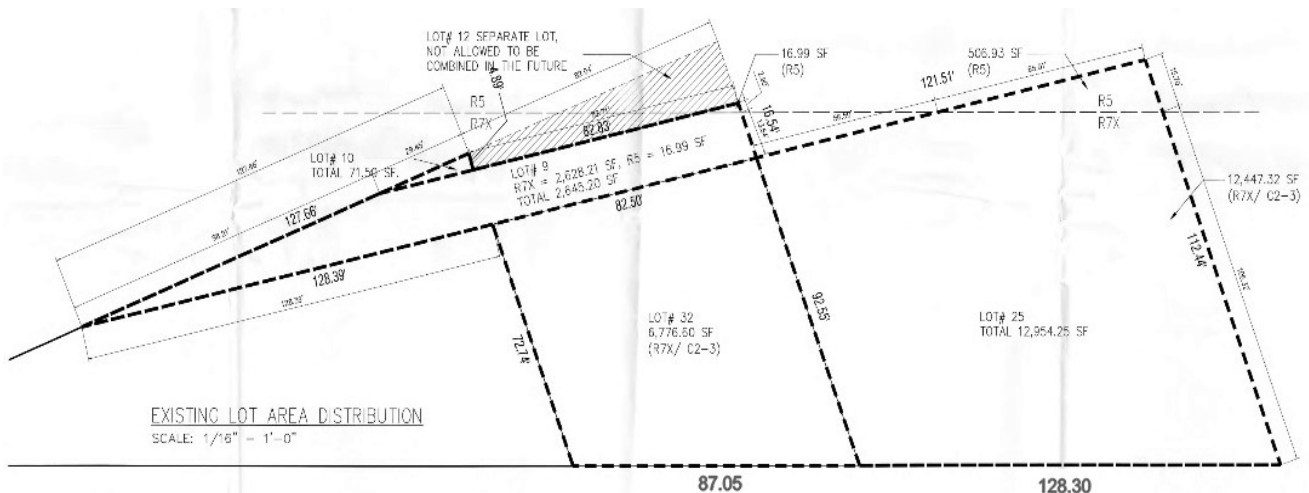
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FLOOR SITE INFORMATION BREAKDOWN

	GROSS FLOOR AREA (SQ. FT.)			DEDUCTIBLE FLOOR AREA (SQ. FT.)			TOTAL ZONING FLOOR AREA (SQ. FT.)			TOTAL GROSS BUILDING AREA (SQ. FT.)
	A			B			(A) - (B)			
FLOORS	COMMERCIAL	COMM. FACILITY	RESIDENTIAL	COMMERCIAL	COMM. FACILITY	RESIDENTIAL	COMMERCIAL	COMM. FACILITY	RESIDENTIAL	
BASEMENT	19577.54	598.00	409.12	10360.60	0	0	9216.94	598.00	409.12	20584.66
1ST FL.	0	20622.97	75.95	0	13777.78	0	0	6845.19	75.95	20698.92
2ND FL.	0	0	12593.96	0	0	531.57	0	0	12062.39	12593.96
3RD FL.	0	0	12593.96	0	0	791.33	0	0	11802.63	12593.96
4TH FL.	0	0	12593.96	0	0	542.54	0	0	12051.42	12593.96
5TH FL.	0	0	11112.84	0	0	946.88	0	0	10165.96	11112.84
6TH FL.	0	0	11112.84	0	0	958.90	0	0	10153.94	11112.84
7TH FL.	0	0	11112.84	0	0	958.90	0	0	10153.94	11112.84
8TH FL.	0	0	9320.25	0	0	834.05	0	0	8486.21	9320.25
9TH FL.	0	0	9320.25	0	0	834.05	0	0	8486.21	9320.25
SUB TOTAL	19577.54	21220.97	90245.97	10360.60	13777.78	6398.21	9216.94	7443.19	83847.76	
TOTAL AREA	131,044.48						100,507.89			131,044.48

TAX MAP OUTLINING THE SITE



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PROPERTY INFORMATION

ZONING CALCULATION

ZONING DISTRICT : C2-3 IN R7 WIDE STREET & R5
BLOCK # : 1352
LOT # : 9
ADDRESS : 70-33 QUEENS BLVD
LOT AREA : 22,447.55 S.F. (PER SURVEY)
MAP# 9D
ZONING USE GROUP: 2 (RESIDENTIAL), 6A (COMMERCIAL RETAIL),
4 (SCHOOL, CHILDCARE SERVICE)
OCCUPANCY GROUP: R-2, B, M
CONSTRUCTION CLASS: 1B
NUMBER OF STORIES: 10
BUILDING HEIGHT: 102'-0"

THIS LOT CONTAINING 2 RESIDENTIAL ZONE AND 1 COMMERCIAL ZONE, PLEASE SEE LOT AREA DISTRIBUTION.

LOT AREA IN C2-3 IN R7X = 21,923.63 SQ.FT. (97.66%)

LOT AREA IN R5 = 523.92 SQ.FT (2.34%)

ZR 77-00 SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES.
ZR 77-01 THE PROVISIONS OF THIS CHAPTER SHALL APPLY WHENEVER ANY ZONING LOT IS LOCATED IN TWO OR MORE DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED,
ZR 77-11 THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50 PERCENT OF THE LOT AREA OF THE ZONING LOT IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT. WHENEVER THE USE REGULATIONS ARE SO APPLIED, THE DISTRICT BOUNDARY MAY BE ASSUMED TO BE RELOCATED ACCORDINGLY, AND THE BULK, OFF-STREET PARKING AND LOADING, AND ALL OTHER REGULATIONS APPLYING TO SUCH EXPANDED DISTRICT SHALL APPLY TO THE ENTIRE ZONING LOT.

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FLOOR AREA CALCULATION OF BUILDING (SEE Z-104 TO 106 FOR DETAILED CALCULATIONS)

- ZR 23-154(b) MAX. RESIDENTIAL LOT COVERAGE = 70%
REQ'D RESIDENTIAL LOT COVERAGE = 70% X 22,447.55 S.F. = 15,713.285 SF.
PROPOSED LOT COVERAGE = (56.10%) 12,593.96 SF < (70%) 15,713.285 SF. -----OK
MAX. RESIDENTIAL FLOOR AREA PERMITTED
MAX. FAR FOR RESIDENTIAL = 3.75
REQ'D RESIDENTIAL FLOOR AREA = 22,447.55 SF. X 3.75 = 84,178.31
PROPOSED RESIDENTIAL AREA = (3.74) 83,847.76 SF. < (3.75) 84,178.31 SF.
- ZR 33-121 MAX. COMMERCIAL FLOOR AREA PERMITTED FOR MIXED USE
MAX. FAR FOR COMMERCIAL = 2.0
REQ'D COMMERCIAL FLOOR AREA = 22,447.55 SF. X 2.0 = 43,847.26 SF
PROPOSED COMMERCIAL FLOOR AREA = (0.41) 9216.94 SF. < (2.0) 43,847.26 SF.
- ZR 33-121 MAX. COMMUNITY FACILITY FLOOR AREA PERMITTED FOR MIXED USE
MAX. FAR FOR COMMUNITY FACILITY = 5.0
REQ'D COMMERCIAL FLOOR AREA = 22,447.55 SF. X 5.0 = 112,237.75 SF
PROPOSED COMMUNITY FACILITY FLOOR AREA = (0.33) 7443.19 SF. < (5.0) 112,237.75 SF.
- MAX. TOTAL BUILDING FLOOR AREA PERMITTED
MAX. FAR ENTIRE BUILDING = 5.0
REQ'D FLOOR AREA = 22,447.55 SF. X 5.0 = 112,237.75 SF
PROPOSED TOTAL BUILDING FLOOR AREA = (4.48) 100,507.89 SF. < (5.0) 112,237.75 SF.
- 23-22 MAXIMUM NUMBER OF DWELLING UNITS
UNIT FACTOR OF 680
NUMBER OF DWELLING UNITS ALLOW = 82,831.45 / 680 = 122 UNITS MAX.
ACTUAL PROPOSED NUMBER OF DWELLING UNITS = 90 UNITS, OK
- 23-30 LOT AREA AND WIDTH REGULATIONS
- 23-32 MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES
MINIMUM LOT AREA = 1,700 SQ. FT. ACTUAL = 22,447.55 SF
MINIMUM LOT WIDTH = 18 FEET ACTUAL = 215'-5"
- 23-40 YARD REGULATIONS
- 23-46 SIDE YARDS
- 23-462 (C) NO SIDE YARDS REQUIRED
NO SIDE YARD IS PROVIDED
- 23-47 MINIMUM REQUIRED REAR YARDS
ONE REAR YARD WITH A DEPTH OF NOT LESS THAN 30'-0" REQUIRED
MIN. 30'-0" REAR YARD PROVIDED
- 23-60 HEIGHT AND SETBACK REGULATIONS
- 23-661 STREET WALL LOCATIONS AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS
- 23-661 (o)(1) STREET WALL LOCATION
ON WIDE STREETS IN R7X DISTRICTS WITHOUT A LETTER SUFFIX, THE STREET WALL OF ANY DEVELOPMENT OR ENLARGEMENT ON A ZONING LOT WITH AT LEAST 50 FEET OF FRONTAGE ALONG A STREET LINE SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL OF AN EXISTING BUILDING TO SUCH STREET LINE, LOCATED ON THE SAME BLOCK, AND WITHIN 150 FT OF SUCH DEVELOPMENT. HOWEVER, A STREET WALL NEED NOT BE LOCATED FURTHER FROM THE STREET LINE THAN 15 FEET. COMPLIED.
PROPOSED STREET WALL LINE UP WITH THE ADJACENT STREET WALL

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Property outline



Tax Map and Dimensions



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SOUTH TO NORTH VIEW



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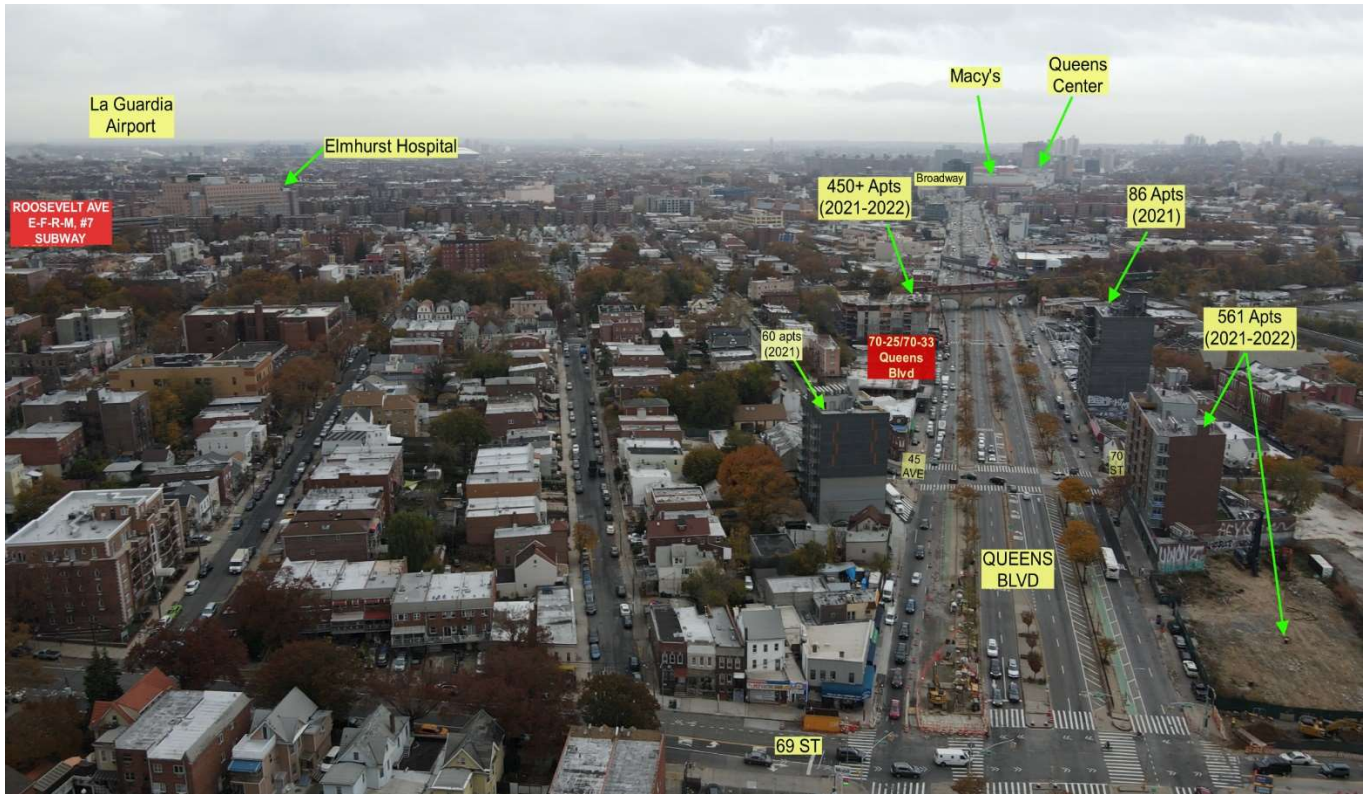
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EAST TO WEST VIEW



WEST TO EAST VIEW



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EAST TO WEST VIEW



NORTH TO SOUTH VIEW FROM REAR FROM 45TH AVE TO QUEENS BLVD



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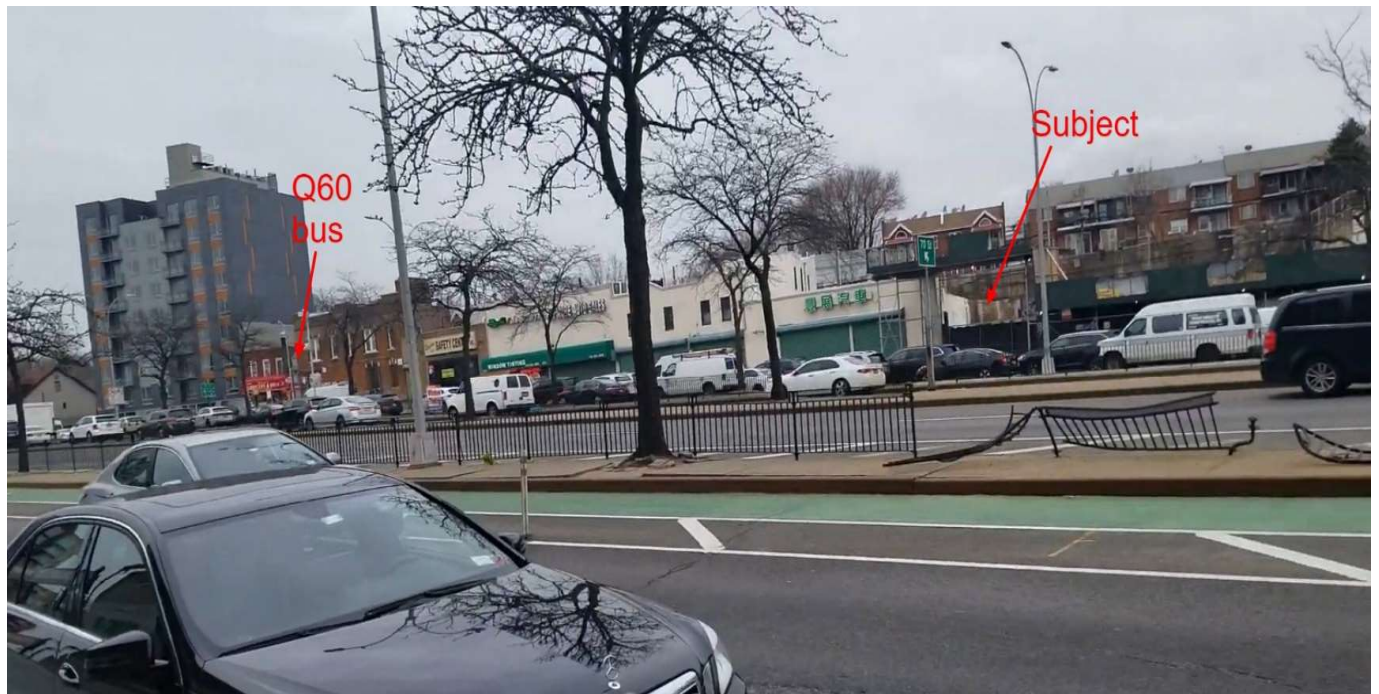
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NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



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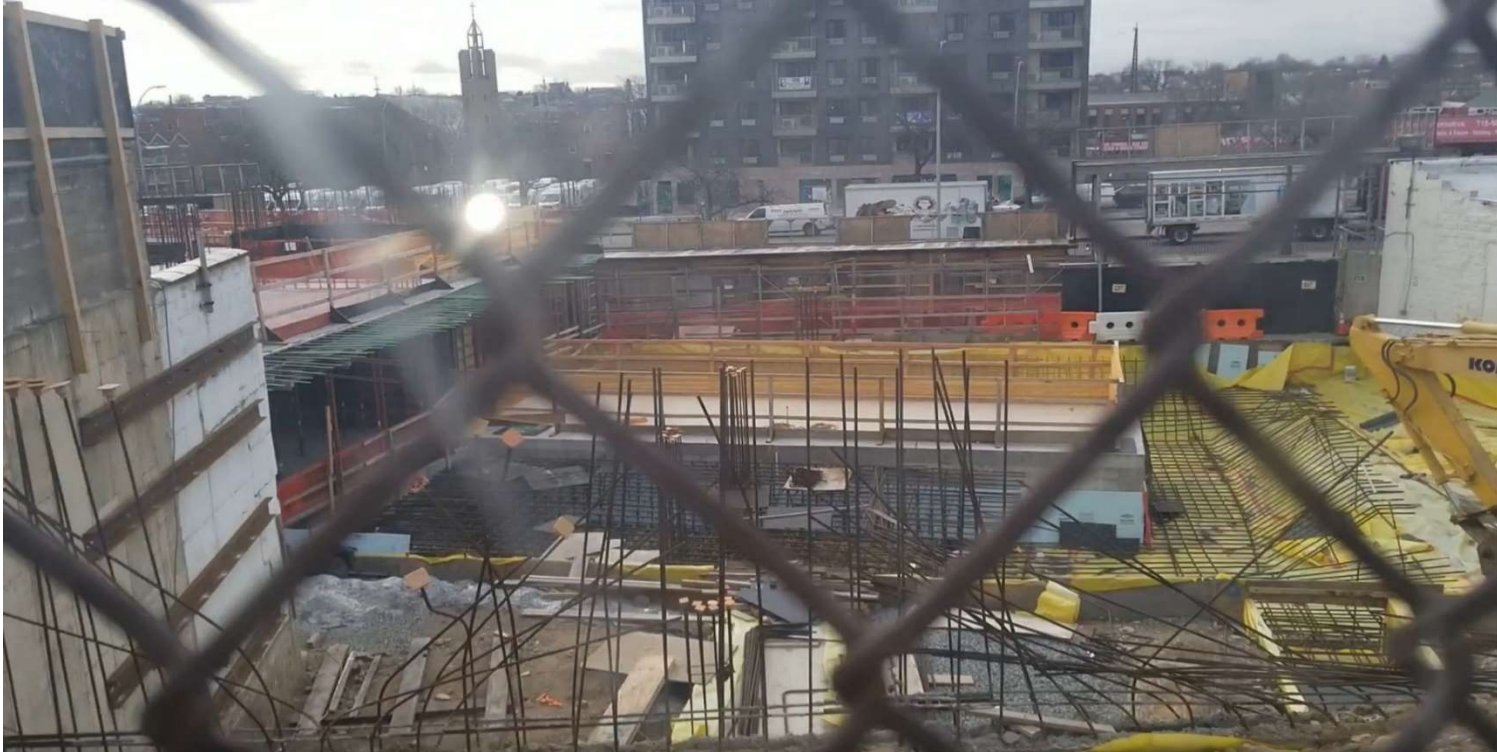
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NORTH TO SOUTH VIEW FROM REAR FROM 45TH AVE TO QUEENS BLVD



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WALK TO SUBWAY

70-44 45th Ave
Rear entrance from Building

74th St & Roosevelt Ave, Queens, NY 11377

E-F-R-M, #7 subway lines

Walking directions to subway

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

70-44 45th Ave, Woodside, NY, 11377

0.6 mi. About 12 mins

1. Head **east** on **45th Ave** toward **72nd St** 135 ft
2. Turn **left** onto **72nd St** 0.2 mi
3. Turn **right** onto **Woodside Ave** 351 ft
4. Turn **left** onto **73rd St** 0.3 mi
5. Turn **right** onto **Roosevelt Ave** 259 ft

Roosevelt Ave & 74th Street, Queens, NY 11373, USA

Map data ©2021

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AREA MAP

