

## Sales-Leasing-Appraisals



### VICTOR D. WEINBERGER

NYS Real Estate Professional. TOP 1% in USA  
E-mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)

# 917-806-7040



**30 Years Experience:**  
**Over 1,200 Transactions Closed.**

★★★★★

**Available 24 Hours -365 Days a Year**  
**718-429-4400 (W) 917-831-4774 (eFax)**

**FOR SALE: 88-48 Myrtle Ave, Glendale, NY, 11385 (Block# 3870 Lot# 115)**  
1 block off Woodhaven Blvd, and 2 blocks to Jackie Robinson Entrance and Forest Park.

**VIDEO:** <https://youtu.be/SrU84hfInpk> ←Highlight link and open in new window.

**OneKeyMLS# 326978**

**Description:** Glendale/Queens 1 STORY 2,500 Sq.Ft corner auto repair shop with 4 enclosed garages. Property is ideal for various users, including current use and redevelopment.

**Note:** Due to a shortage of these type of properties, there is a huge demand for auto repair shops in Queens. Zoning (R4-1 and C2-3)

Price: \$888,000



The asking price for the property was based on the information 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 on this property pertaining to size, zoning analysis, etc.,



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## 88-48 Myrtle Ave Overview

<b>Address</b>		<b>Building</b>	
Primary address	8848 Myrtle Ave	Building class	Auto Body/Collision or Auto Repair (G2)
Zip code	11385	Building sqft	1,750
Neighborhood	Glendale	Building dimensions	25 ft x 48 ft
Borough	Queens	Buildings on lot	1
Block & lot	03870-0115	Stories	1
		Roof height	13 ft
		Year built	1938
		<b>Structure type</b>	
		Auto representation shop	
		Construction type	Masonry
<b>Property Taxes</b>		Grade	None
Tax class	4	<b>Use</b>	
Property tax	\$14,042	Commercial units	1
<b>Lot</b>		Garage sqft	1,750
Lot sqft	2,521	Certificate(s) of occupancy	
Lot dimensions	25 ft x 100.83 ft	<b>Floor Area Ratio (FAR)</b>	
Ground elevation	134 ft	Residential FAR	0.75
Corner lot	SE	Facility FAR	2
<b>Zoning</b>		FAR as built	0.69
Zoning districts	R4-1, C2-3	Allowed usable floor area	1,891
Zoning map	14b	Usable floor area as built	1,739
		Unused FAR	152

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## DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date 4/24/64

No. 9 156082

## CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~xxx~~ altered ~~xxxxx~~ building—premises located at 88-48 Myrtle Ave. Block 3870 Lot 115

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the South east ~~xxxx~~ ~~xxxx~~ corner formed by the intersection of 88th. Lane and Myrtle Ave. running thence S. 100' feet; thence E. 25' feet; thence N. 100' feet; thence W. 25' feet; running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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.

Alt. No. 362/64 Construction classification—Non-fire  
Occupancy classification—Comm. Height 1 stories, 13 feet.  
Date of completion—4/20/64 Located in C2-2 Zoning District.  
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:  
and The City Planning Commission: (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1	On gr.	3	Automotive Service Station (lubricatory, minor repairs, car washing within completely enclosed building). Garages Use Gr. 13  Fire Dept. Certification 4/15/64

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent







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Tax Map (zoomed out)





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## BUILDING OUTLINE AND TAX MAP









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**Interior Photos**





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**Interior Photos**





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**Aerial West to East View**



**Front of Property: Aerial North to South View**





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Corner front view





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South to North on 88<sup>th</sup> Lane





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**West to East View**







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## Area Map

