

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: <a href="https://youtu.be/SrU84hflnpk">https://youtu.be/SrU84hflnpk</a> ← 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

Woodhaven Bivd

Myrtle
Ave

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.,



## 88-48 Myrtle Ave Overview

Address		Building	
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	
		Roof height	13 f
		Year built	1938
		Structure type	Auto representation shop
Man a Mile		Construction type	Masonry
		Grade	None
		Use	
	*	Commercial units	)
Property Taxes		Garage sqft	1,750
Tax class	4	Certificate(s) of occupancy	
Property tax	\$14,042	Floor Area Ratio (FAR)	
Lot		Residential FAR	0.79
TOTAL CONTROL OF THE		Facility FAR	
Lot sqft	2,521	FAR as built	0.69
Lot dimensions	25 ft x 100.83 ft	Allowed usable floor area	1,89
Ground elevation	134 ft	Usable floor area as built	1.739
Corner lot	SE	Unused FAR	152
Zoning			
Zoning districts	R4-1, C2-3		
Zoning map	14b		

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Form SA.C (Per	4/62)-80M-601036(62)	-	£ 5.4

# DEPARTMENT OF BUILDINGS

	/ BOROUGH	OI
late	B#24/64	

, THE CITY OF NEW YORK

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	CERTI	FICATE	OF OCCUPANCY
			OT CONSISTENT WITH THIS CERTIFICATE SHALL VED BY THE BOROUGH SUPERINTENDENT
	ficate supersedes C. ERTIFIES that th		building—premises located at
	-48 Myrtle A		Block 3870 Lot 115
	zoning lot and prei: t a point on the	south eas	to are situated, bounded and described as follows:
554		xxct	Trem the corner formed by the intersection of
	Both, Lene		and E. 25' feet
ning thence	N. 1007		feet; thence 4.25 feet
ning thence .			feet; thencefee
			ntially to the approved plans and specifications, and to the required
			nd all other laws and ordinances, and of the rules of the Board class and kind at the time the permit was issued; and
CERTIF	IES FURTHER	that, any provision	is of Section 646F of the New York Charter have been complied
h as certified	Alt. 362/6	Fire Commissioner	to the Borough Superintendent.  Construction classification— Non-fire
cupancy classi	fication- Com	m.	. Height 1 stories, 13 fee
te of completion		4	. Located in C2-2 Zoning Distric
time of issuant This certif		ubject to the lim	itations hereinafter specified and to the following reso
ions of the		rds and Appeals	
		PERMISSIBLE	USE AND OCCUPANCY
f-Street Parki	ng Spaces		
	ng Spaces		
	ng Berths	PERSONS	USR
F-Street Loadi	ng Berths		
F-Street Loadi	ng Berths	PERSONS	USR
F-Street Loadi	LIVE LOADS Lba per Sq. Ft.	PERSONS ACCOMMODATED	Automotive Service Station (Imbritory, minor repairs, car washing within completely enclosed building). Gerages
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OFFICE COPY-DEPARTMENT OF BUILDINGS

Borbugh Superintendent



## Tax Map (zoomed in)





Tax Map (zoomed out)



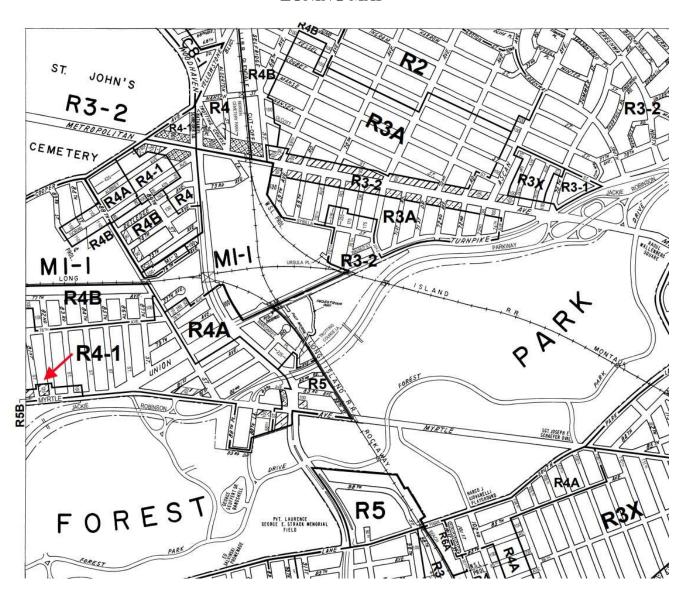


#### **BUILDING OUTLINE AND TAX MAP**





#### **ZONING MAP**





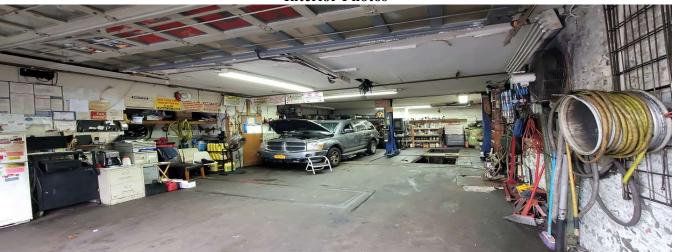
**Interior Photos** 







### **Interior Photos**







**Aerial West to East View** 



Front of Property: Aerial North to South View





**Corner front view** 







South to North on 88th Lane







West to East View







