

FOR SALE or RENT 47-55 58 STREET, WOODSIDE, NY, 11377 (Block# 2318 Lot# 9) Btw: Queens Blvd & BQE (Laurel Hill Blvd) Walking distance to the Roosevelt Ave Subway

**PROPERTY VIDEO:** https://youtu.be/Nrmafgwg tg <== Highlight Link, then open in new tab

\* Description: Woodside/Queens 2 STORY fully Detached 20,000 Sq.Ft BLOCK THRU Warehouse, with 1 loading dock, 2 overhead door entrance and 3 regular door entrances. Loading dock is in the rear of the building. Has an electric lift from lower level to upper level. Has a 4,200 SF rear and side yards. A unique property, in a fabulous location, minutes from Manhattan, Brooklyn, Bronx & Long Island.

* PRICE FOR SALE:	\$7,950,000
* PRICE FOR RENT:	\$22 PER Sq.Ft
* RE. Taxes:	\$69,816 (2020-2021)
* BUILDING DIMENSIONS:	125.44 Ft x 144 Ft (irregular)
* BUILDING SIZE:	20,000 SF
* LOT SQUARE FEET:	14,250 SF
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* ZONING:	R5
* BUILDING AMPS:	1,000

\* IDEAL USE: Various user opportunity: Warehouse, Religious School, Retail, light, manufacturing, auto related business, storage, food, etc, etc.



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

58<sup>th</sup> Lane View (rear entrance)



# 47-55 58 St Overview

Building

Address	
Primary address	4755 58th St
Zip code	11377
Neighborhood	Woodside
Borough	Queens
Block & lot	02318-0009



### **Property Taxes**

Tax class	4
Property tax	\$69,816

#### Lot

Lot sqft	14,250
Lot dimensions (irregular)	125 ft x 144 ft
Ground elevation	116 ft
Corner lot	No

### Zoning

Zoning districts	R5
Zoning map	9

Building class	All Parking Garages (G1)
Building sqft Building dimensions	20,000 125.44 ft x 144 ft
Stories	1
Cei <mark>ling Height 1st floor</mark> Ceiling Height Iower Level	13 fee 11 fee
Structure type	Short term parking
Construction type	Masonry
Grade	С
Use	
Commercial units	1
Garage sqft	20,000
Floor Area Ratio (FAR)	
Residential FAR	1.25
Facility FAR	2
FAR as built	1.61
Allowed usable floor area	17,812
Usable floor area as built	22,942
Unused FAR	-5,130





58<sup>TH</sup> Lane rear view





## South to North View to South View

# BROOKLYN QUEENS EXPRESSWAY













Side yard view from 58<sup>th</sup> Lane to 58 Street. No need to drive around the block. (See Door)



Side yard view from 58 Street to 58<sup>th</sup> Lane





## Rear yard and entrance to drive in door opened







# **OVERHEAD DOOR and Ramp From 58th STREET entrance**



1<sup>st</sup> Floor





1<sup>st</sup> floor







1<sup>st</sup> floor Panoramic views











### Bathrooms







#### LOWER LEVEL VIEW









Freight Lift between 1st Floor and Lower level





Lower Level Panoramic view











#### **MODERN BOILER**



Updated ELECTRIC (1,000 AMPS)



GAS



Aerial Map



**BUILDING OUTLINE** 





# VISUAL MAP OF AREA





