

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

58th 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 |





58TH Lane rear view





South to North View to South View

BROOKLYN QUEENS EXPRESSWAY













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



Side yard view from 58 Street to 58th Lane





Rear yard and entrance to drive in door opened







OVERHEAD DOOR and Ramp From 58th STREET entrance



1st Floor





1st floor







1st 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





