

RE/MAX TEAM INC. PROPERTY FOR SALE RE/MAX TEAM INC.
VICTOR WEINBERGER or NICK PSOMOPOULOS
 Victor@VictorWeinberger.com E-mail: NPsomopoulos@yahoo.com



1,200+
Transaction
32 yrs
experience

917-806-7040 CELL 917-882-3230
718-533-4136 OFFICE 718-533-4107

1,400+
Transaction
35 yrs
experience

ATTENTION DEVELOPERS AND INVESTORS:
For Sale: 13-15 Beach Channel Drive, Far Rockaway, NY., 11691 (At Mott Ave)
\$2,975,000 for 54,000 Sq.Ft. Buildable (Only \$55 per SF buildable without community facility)

- 14,995 Sq.Ft. x 3 F.A.R (wide street) + Opportunity Zone = 54,000+ Sq.Ft. buildable as of right
- 14,995 Sq.Ft. x 4.8 Community facility F.A.R = 71,976 Sq.Ft. buildable as of right

Property Video → <https://youtu.be/ZYgHIK-4vS0U> ← **Highlight link-then open in new Tab**

Description: 15,000 SF R6/C2-4 opportunity zoned developmental site, on major commercial street in Far Rockaway, Queens. The "A-Train" line is only 315 feet. Multi bus stops are less than a block away. LIRR is a couple of blocks away. The Ferry to Manhattan is a 5 minute drive or 1 train stop.

Best possible use #1: Redevelopment of the property into a 54,000+ SF mixed used building (as of right). With Community facility, the F.A.R is 4.8 (72,000 SF).

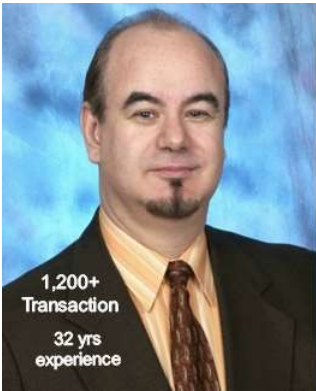
Best possible use #2) Leasing the current 15,000 SF property for \$175,000 a year Triple Net on the low end. This property is surrounded by 2 supermarkets, Taco Bell & McDonald's. They generate tremendous traffic to the area. Also, the subway is only 1.5 blocks away and LIRR is 3 blocks away.

Note: Many developers have discovered Far Rockaway. Apartments and stores, due to the A-subway line, LIRR, NYC ferry, many buses, easy beach access, and affordable NYC rents are rarely vacant. Property is occupied by a 1 story laundromat. Collect rent while your plans are being approved. Easy to build, as there are no structures next door. There is a parking lot to the left, right and rear.

Links to the Subway, LIRR and The Ferry are included with this brochure on the last page.



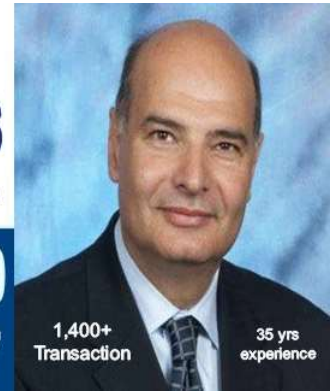
The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties



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PROPERTY OVERVIEW

Address

| | |
|-----------------|-----------------------|
| Primary address | 1315 Beach Channel Dr |
| Zip code | 11691 |
| Neighborhood | Far Rockaway |
| Borough | Queens |
| Block & lot | 15661-0080 |



| | |
|--------------------|----------|
| Tax class | 4 |
| Current tax bill | \$25,358 |
| Projected tax bill | \$27,511 |

Lot

| | |
|------------------|--------------------|
| Lot sqft | 14,995 |
| Lot dimensions | 100.02 ft x 150 ft |
| Ground elevation | 17 ft |
| Corner lot | No |

Zoning

| | |
|----------------------------|---------------|
| Zoning districts | R6, C2-4, DFR |
| Zoning map | 25b |
| Qualified opportunity zone | Yes (map) |

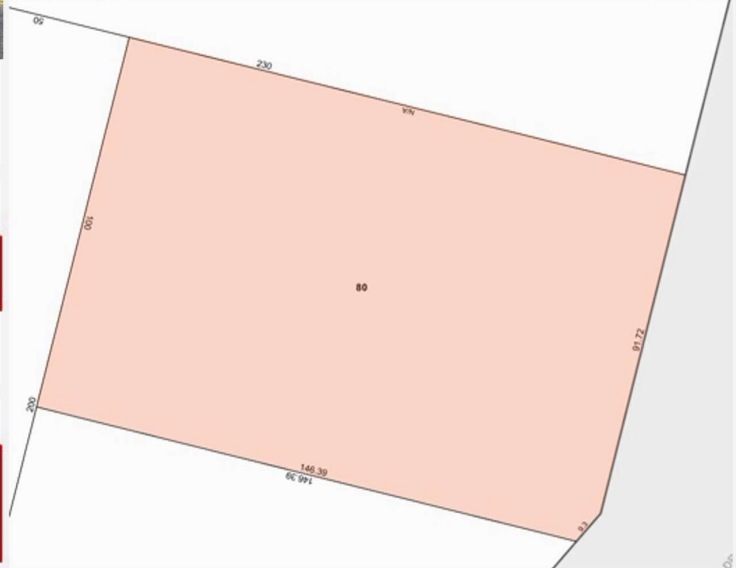
Building

| | |
|---------------------|--------------------------------|
| Building class | One Story Retail Building (K1) |
| Building sqft | 2,400 |
| Building dimensions | 23 ft x 70 ft |
| Buildings on lot | 1 |
| Stories | 1 |
| Roof height | 13 ft |
| Year built | 1931 |

Style **Small retail**

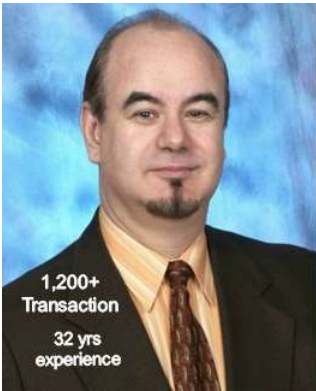
Use

| | |
|------------------|-------|
| Commercial units | 1 |
| Retail sqft | 2,400 |



Panoramic view of the property

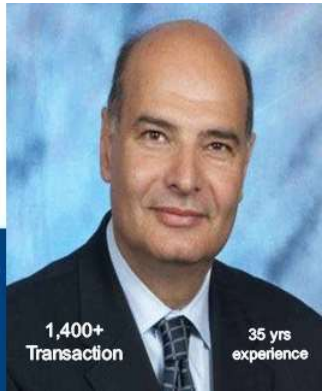




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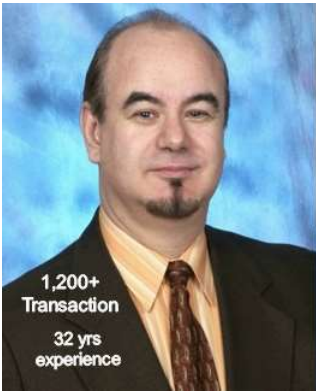
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PROPERTY LEASE:

NOTE: Lease can be terminated should the property sell.

| | ANNUAL RENT | PERIOD | MONTHLY RENT PLUS 1/12 OF REAL ESTATE TAXES |
|---------|--------------|----------------|--|
| Year 1 | \$71,000.00 | 3/1/10-2/28/11 | \$5,917.00 3/10 |
| Year 2 | \$73,343.00 | 3/1/11-2/28/12 | \$6,112.00 <i>gmt + YKC 3/11</i> |
| Year 3 | \$73,343.00 | 3/1/12-2/28/13 | \$6,112.00 <i>gmt + YKC 3/12</i> |
| Year 4 | \$75,763.00 | 3/1/13-2/28/14 | \$6,314.00 - 3/13 |
| Year 5 | \$78,263.00 | 3/1/14-2/28/15 | \$6,522.00 3/14 |
| Year 6 | \$78,263.00 | 3/1/15-2/28/16 | \$6,522.00 3/15 |
| Year 7 | \$80,846.00 | 3/1/16-2/28/17 | \$6,737.00 |
| Year 8 | \$80,846.00 | 3/1/17-2/28/18 | \$6,737.00 |
| Year 9 | \$83,514.00 | 3/1/18-2/28/19 | \$6,959.00 |
| Year 10 | \$86,270.00 | 3/1/19-2/28/20 | \$7,189.00 |
| Year 11 | \$89,117.00 | 3/1/20-2/28/21 | \$7,426.00 |
| Year 12 | \$92,058.00 | 3/1/21-2/28/22 | \$7,671.00 |
| Year 13 | \$95,096.00 | 3/1/22-2/28/23 | \$7,925.00 |
| Year 14 | \$98,234.00 | 3/1/23-2/28/24 | \$8,186.00 |
| Year 15 | \$101,476.00 | 3/1/24-2/28/25 | \$8,456.00 |
| Year 16 | \$104,825.00 | 3/1/25-2/28/26 | \$8,735.00 |
| Year 17 | \$108,284.00 | 3/1/26-2/28/27 | \$9,024.00 |
| Year 18 | \$111,857.00 | 3/1/27-2/28/28 | \$9,321.00 |
| Year 19 | \$115,548.00 | 3/1/28-2/28/29 | \$9,629.00 |
| Year 20 | \$119,361.00 | 3/1/29-2/28/30 | \$9,947.00 |
| Year 21 | \$123,300.00 | 3/1/30-2/28/31 | \$10,275.00 |
| Year 22 | \$127,369.00 | 3/1/31-2/28/32 | \$10,614.00 |
| Year 23 | \$131,572.00 | 3/1/32-2/28/33 | \$10,964.00 |
| Year 24 | \$135,914.00 | 3/1/33-2/28/34 | \$11,326.00 |
| Year 25 | \$140,399.00 | 3/1/34-2/28/35 | \$11,700.00 |

In addition, tenant pays the entire annual \$25,356 per year RE Taxes



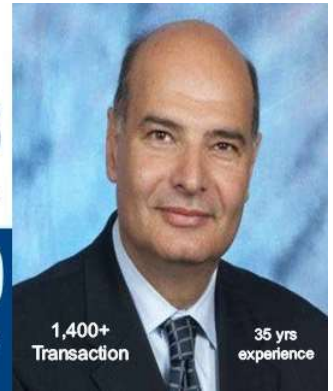
PROPERTY FOR SALE



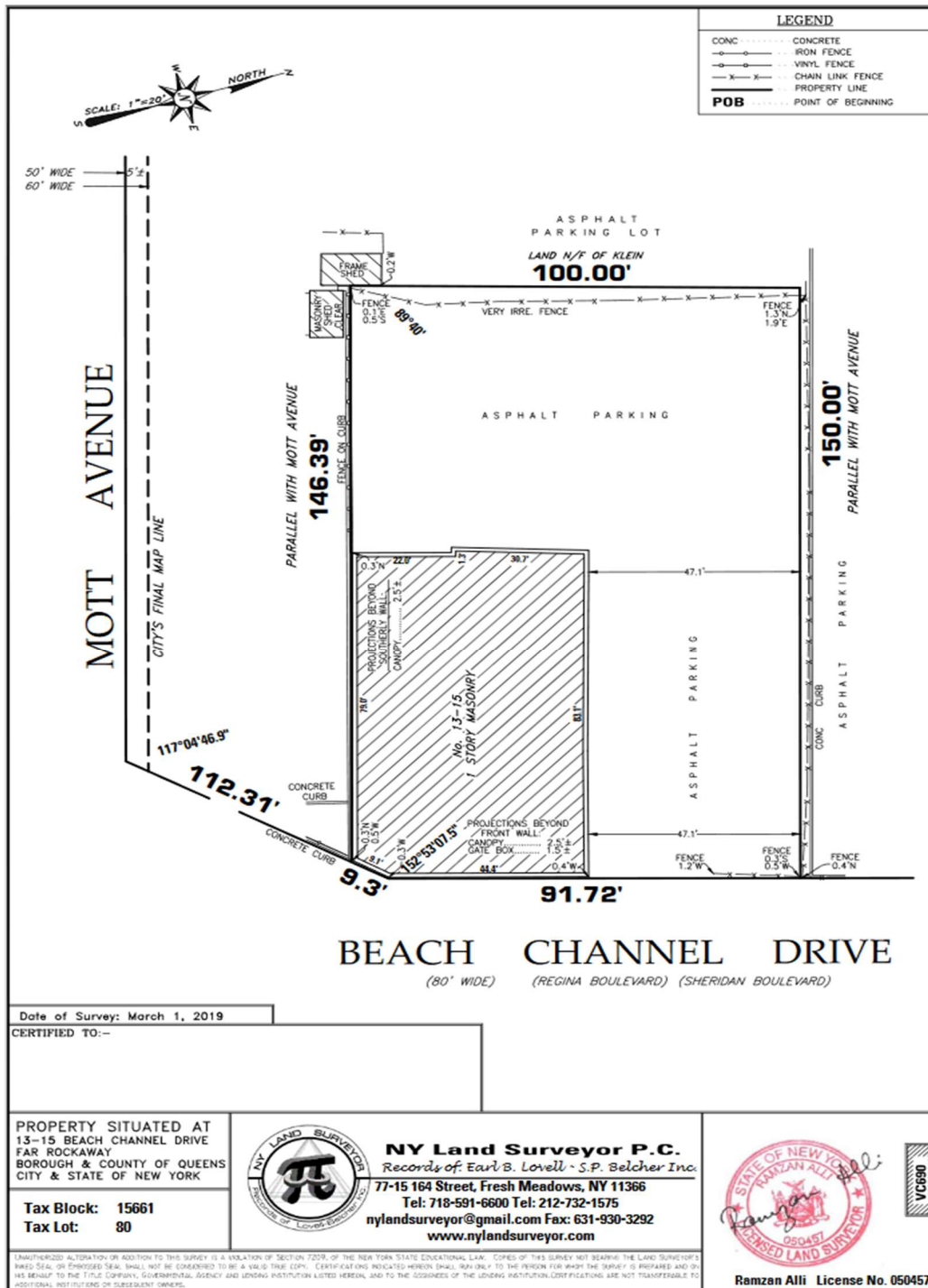
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PROPERTY SURVEY



PROPERTY SITUATED AT
13-15 BEACH CHANNEL DRIVE
FAR ROCKAWAY
BOROUGH & COUNTY OF QUEENS
CITY & STATE OF NEW YORK

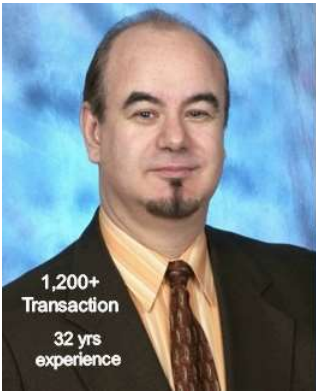
Tax Block: 15661
Tax Lot: 80



NY Land Surveyor P.C.
Records of Earl B. Lovell - S.P. Belcher Inc.
77-15 164 Street, Fresh Meadows, NY 11366
Tel: 718-591-6600 Tel: 212-732-1575
nylandsurveyor@gmail.com Fax: 631-930-3292
www.nylandsurveyor.com



Remzan Ali License No. 050457



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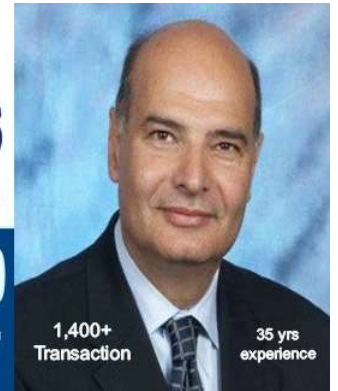
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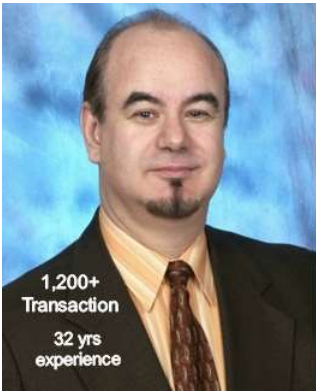
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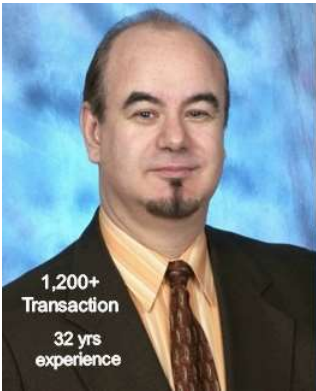
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BUILDING AND ZONING OUTLINE





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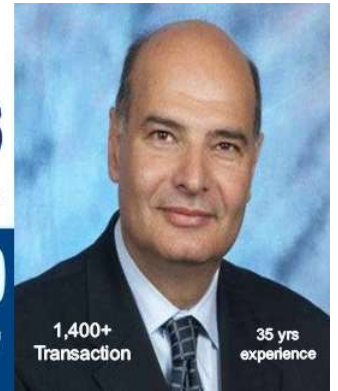
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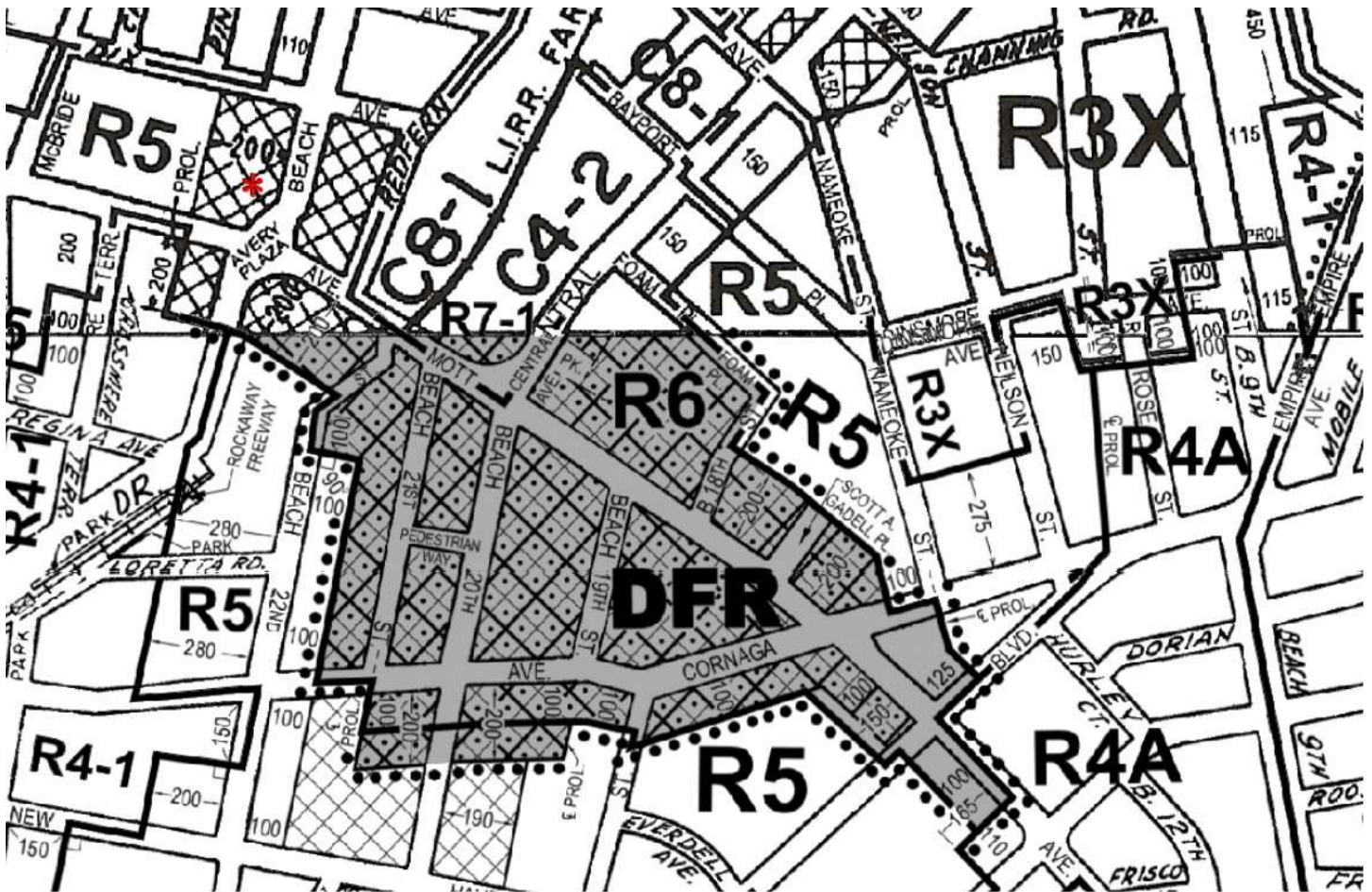
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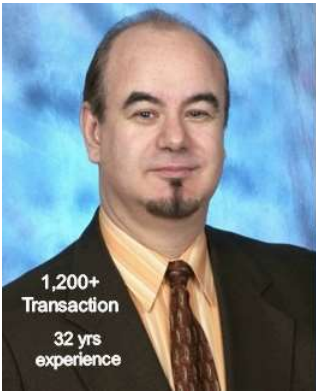


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ZONING MAP

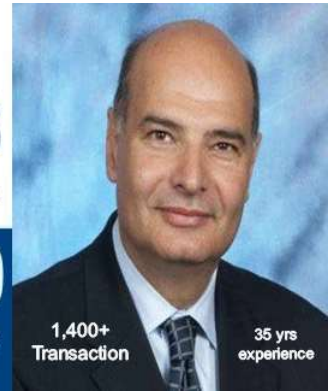




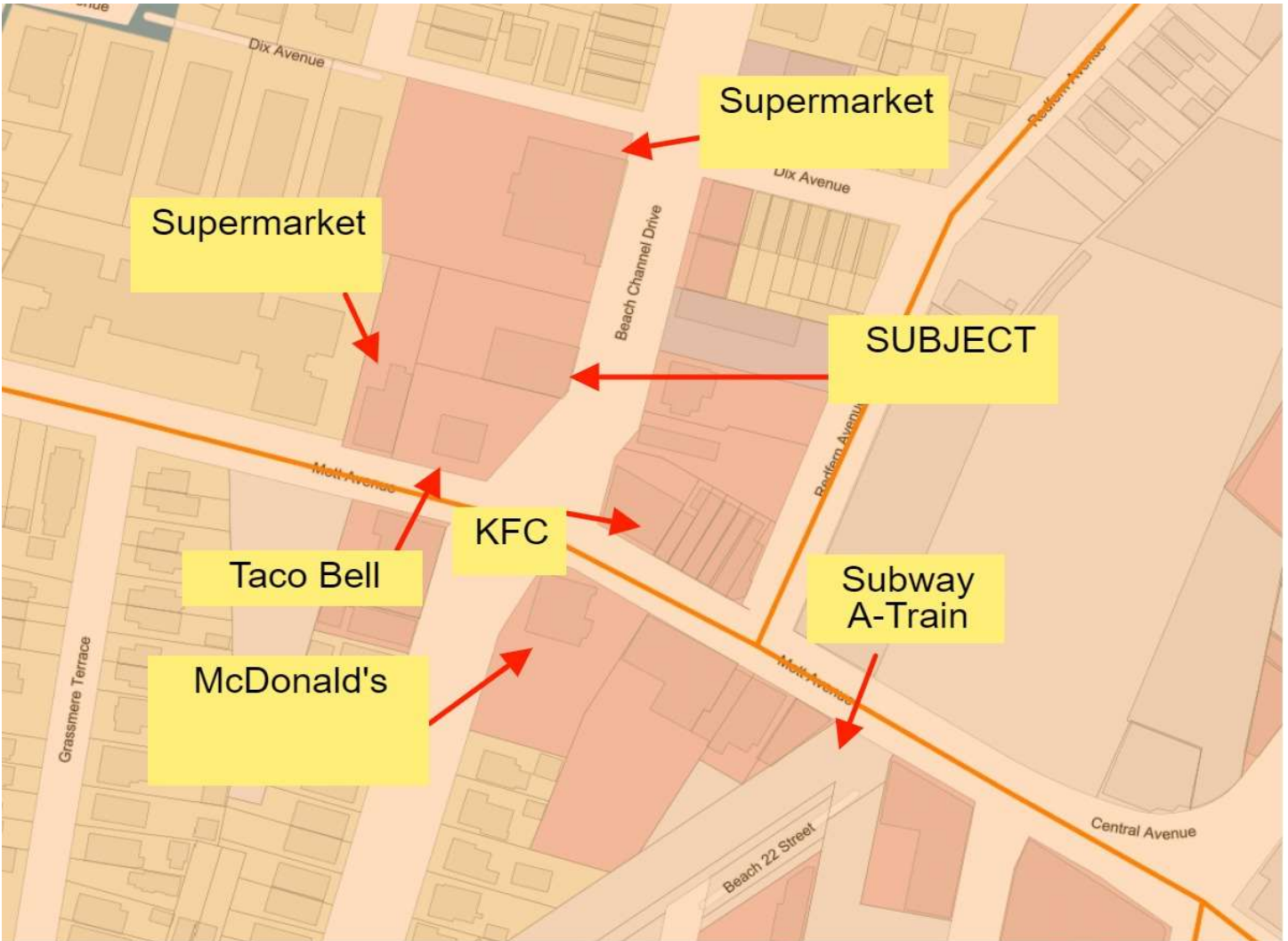
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BUILDING OUTLINE

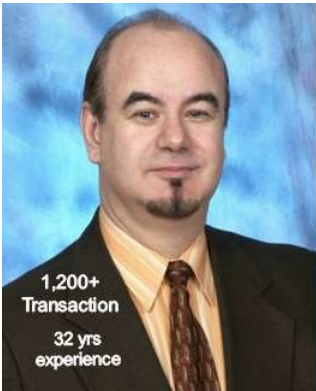


A-Train SUBWAY, The Long Island Rail Road, and NY Ferry service links are here.

<http://web.mta.info/nyct/service/aline.htm> (Right Click to Open)

http://web.mta.info/lirr/Timetable/SpecialTT/2020_ESP6-8-GO-601-FR-rev615.pdf (Right Click to Open)

<https://www.ferry.nyc/routes-and-schedules/route/rockaway/> (Right Click to Open)



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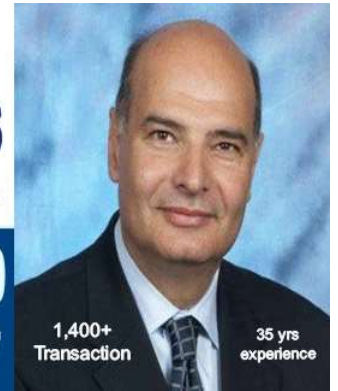
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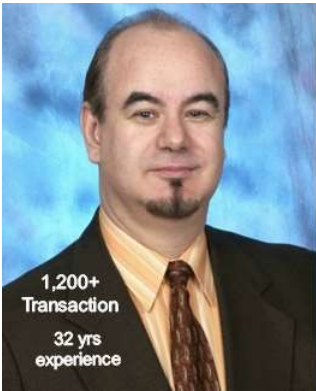


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TAX MAP



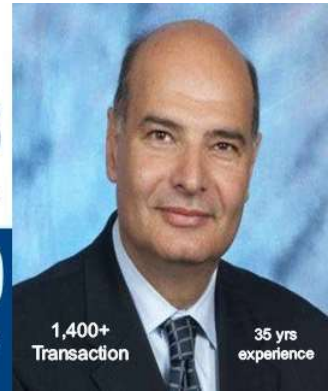


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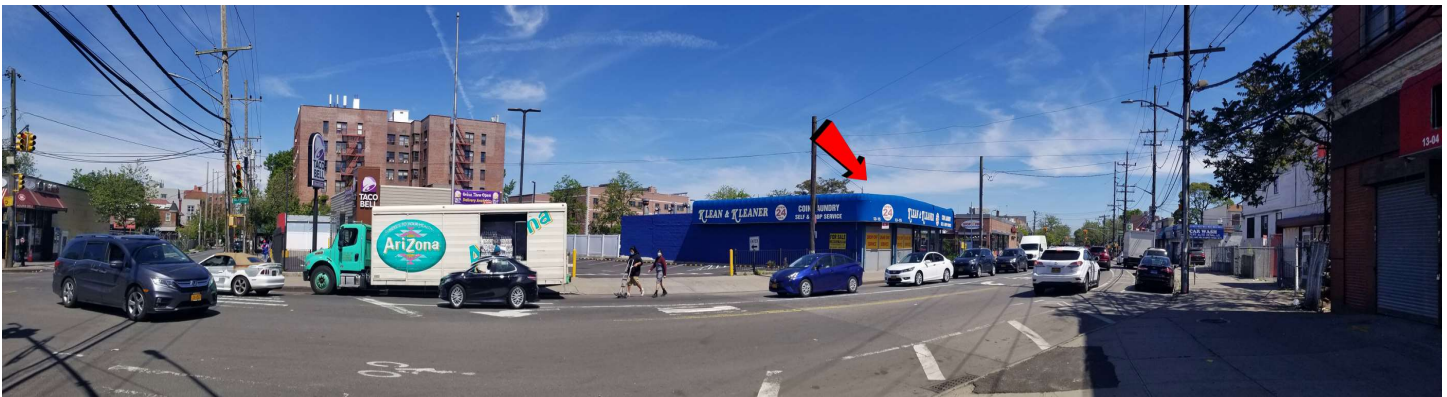


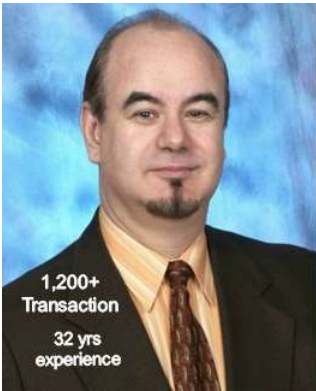
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Panoramic view of subject property at 13-15 Beach Channel Drive



VIEW FROM MOTT AVE





1,200+
Transaction
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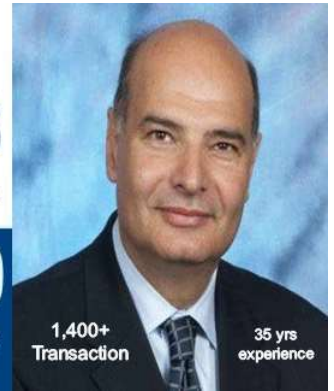
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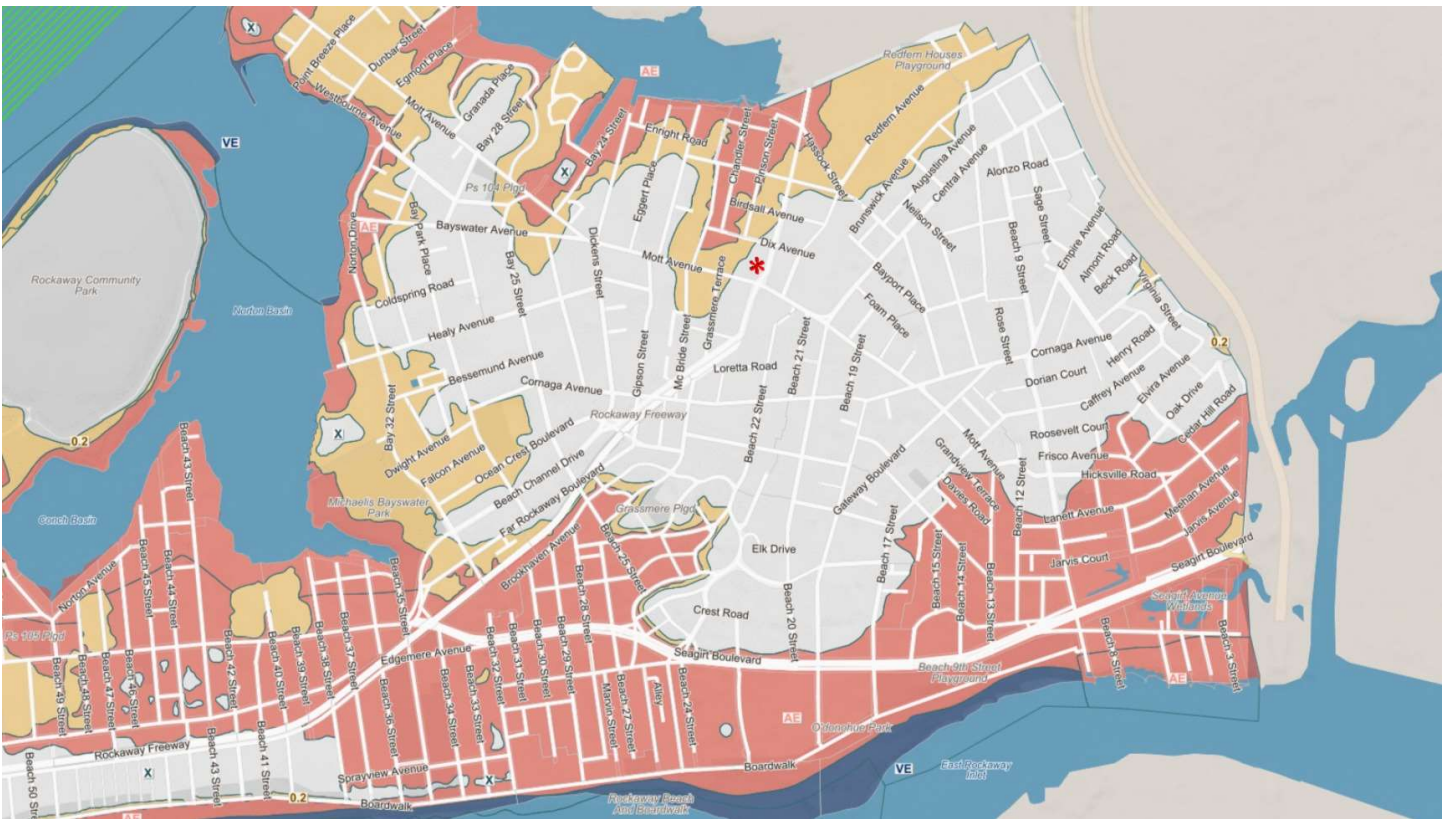
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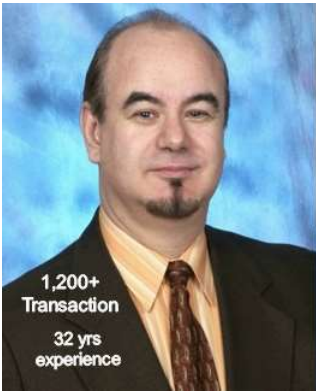


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FEMA FLOOD ZONE MAP

NOTE: PROPERTY IS NOT IN A FLOOD ZONE AREA





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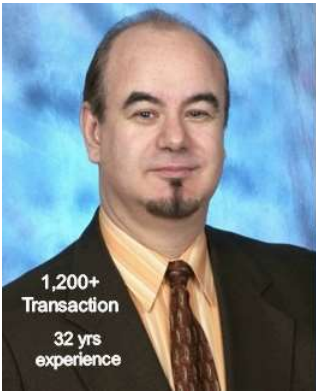


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AERIAL VIEW OF THE A-Train and LIRR and the proximity to the subject property





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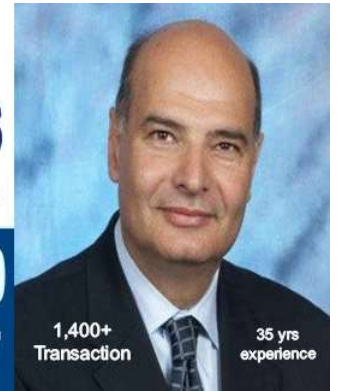
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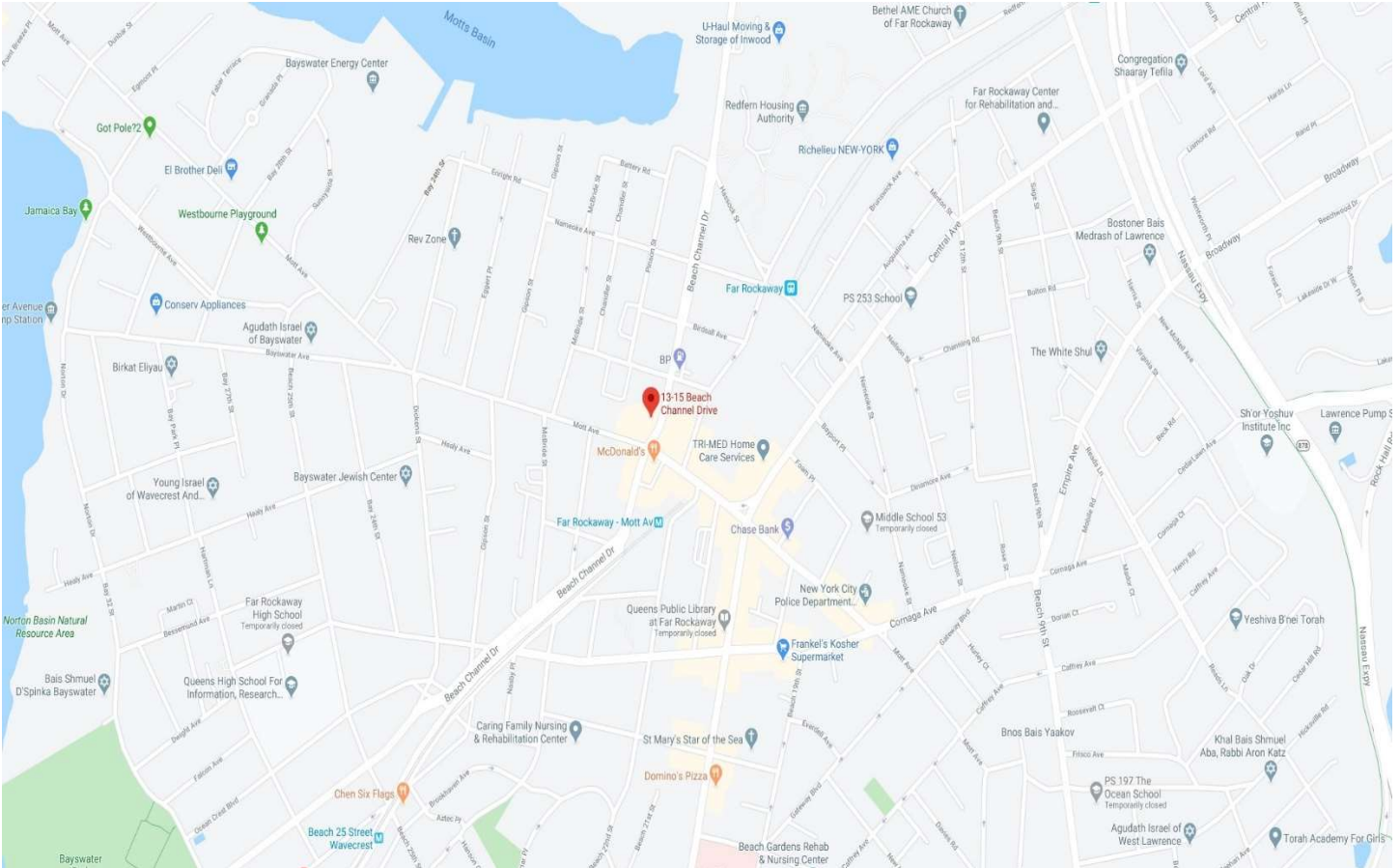
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AREA MAP

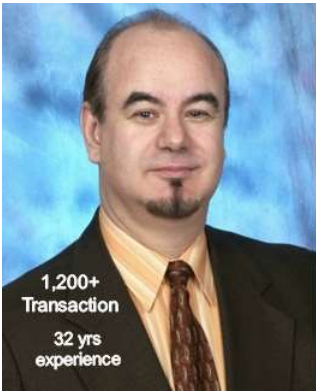


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http://web.mta.info/lirr/Timetable/SpecialTT/2020_ESP6-8-GO-601-FR-rev615.pdf (Right Click to Open)

<https://www.ferry.nyc/routes-and-schedules/route/rockaway/> (Right Click to Open)



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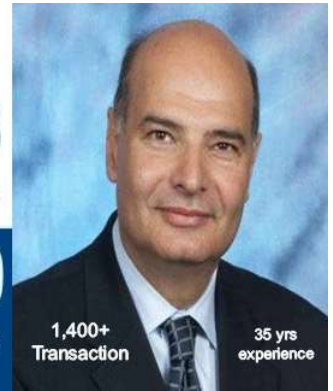
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WALK 2 Minutes to MTA "A-Train" subway line

13-15 Beach Channel Drive, Far Rockaway

MTA - Far Rockaway - Mott Av Subway Station

Mott Ave & Beach 22nd St, New York, NY 11691

Walking directions

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

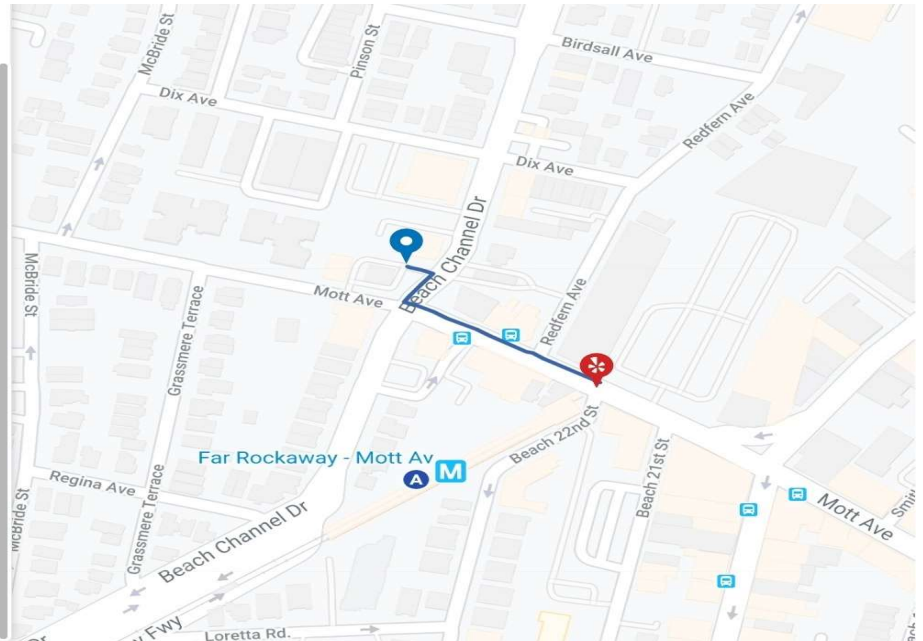
13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

0.1 mi. About 2 mins

1. Head **east** toward **Beach Channel Dr** 69 ft
2. Turn **right** onto **Beach Channel Dr** 105 ft
3. Turn **left** onto **Mott Ave** 404 ft

Beach 22nd St & Mott Ave, Queens, NY 11691, USA

Map data ©2020 Google



WALK 2 Minutes to Long Island Railroad

Start from

13-15 Beach Channel Drive

Far Rockaway LIRR Station
Nameoke St & Redfern Ave, New York, NY 11691

Walking directions

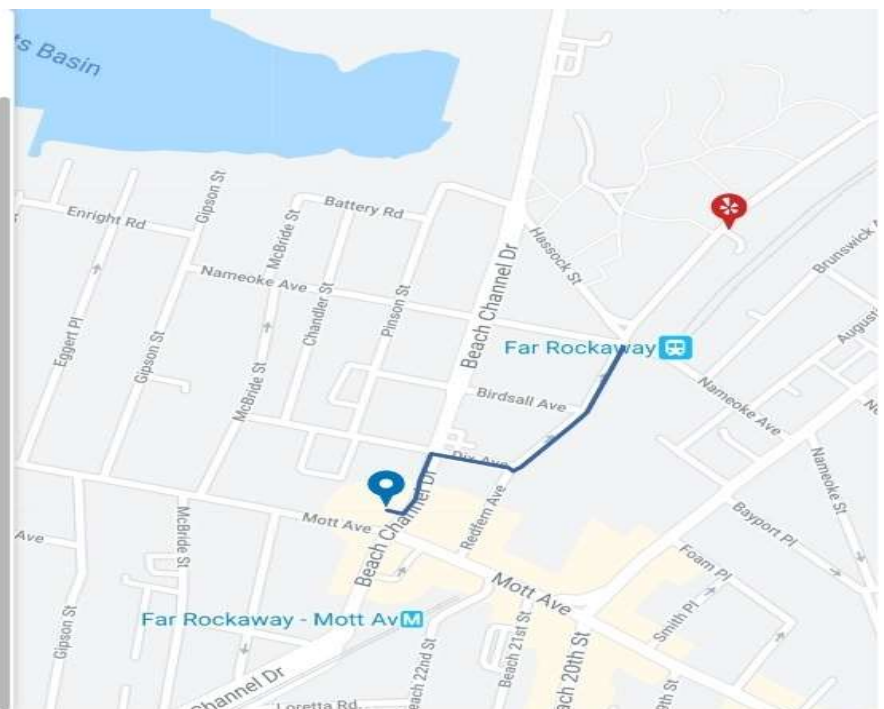
13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

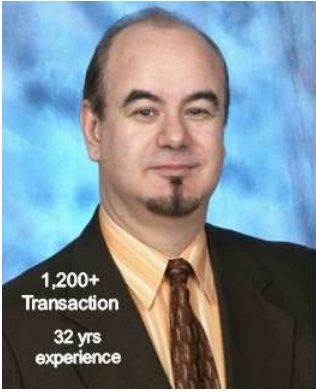
0.3 mi. About 5 mins

1. Head **east** toward **Beach Channel Dr** 69 ft
2. Turn **left** onto **Beach Channel Dr** 318 ft
3. Turn **right** onto **Dix Ave** 282 ft
4. Turn **left** onto **Redfern Ave** 0.1 mi

Redfern Ave & Nameoke Ave, Queens, NY 11691, USA

Map data ©2020 Google





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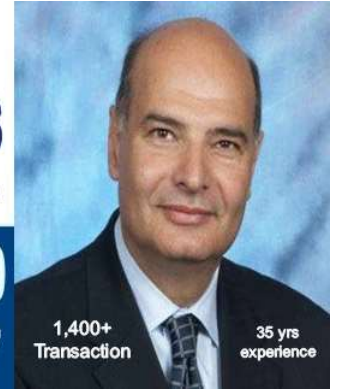
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2 subway stations away from the Ferry. Or 4.6 miles away from 13-15 Beach Channel Drive.

Rockaway NYC Ferry

108th St and Beach Channel Dr, Queens, NY 11694

Driving directions

13-15 Beach Channel Dr, Far Rockaway, NY 11691, USA

4.6 mi. About 18 mins

- 1. Head **east** toward **Beach Channel Dr** 69 ft
- 2. Turn **right** onto **Beach Channel Dr** 0.1 mi
- 3. Keep **right** to stay on **Beach Channel Dr** 0.9 mi
- 4. Turn **right** to stay on **Beach Channel Dr** 3.5 mi
- 5. Turn **left** onto **Beach 108th St** 259 ft
- 6. Turn **right** 66 ft
- 7. Turn **right** 177 ft
- 8. Turn **left** 16 ft
Destination will be on the right

108-03 Beach Channel Dr, Queens, NY 11694, USA

Map data ©2020

