

FOR SALE #1 RE/MAX Team 71-15 Northern Blvd
Jackson Heights, NY, 11370

VICTOR WEINBERGER
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New Exclusive: Prime Queens Blvd location Builder opportunity
65-25 Queens Blvd, Woodside, NY., 11377
(Corner 65th Place. Walking distance to train & LIRR and in front of Q60 Bus Stop)

Price: 4,000,000

- * Lot size: 40 x 100
- * Zoning: R7X and C2-3 (F.A.R. = 5).
- * Can Built as of right minimum 20,000 Sq.Ft. (Residential - Mixed used and/or community facility)



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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65-25 Queens Blvd Property Overview

Address

Primary address	6525 Queens Blvd
Alternate address(es)	42-78 65th Pl 65-25 REAR Queens Blvd 65-27 Queens Blvd
Zip code	11377
Neighborhood	Woodside
Borough	Queens
Block & lot	01342-0036



Property Taxes

Tax class	4
Current tax bill	\$27,441
Projected tax bill	\$29,182

Lot

Lot sqft	4,000
Lot dimensions	40 ft x 100 ft
Ground elevation	54 ft
Corner lot	NW

Zoning

Zoning districts	RTX, C2-3
Zoning map	9d

Building

Building class	Predominant Retail with Other Uses (K4)
Building sqft	3,210
Building dimensions	20 ft x 40 ft
Buildings on lot	1
Stories	2
Roof height	10 ft
Year built	1931

Style	Retail with other use
Structure class	Wood
Construction type	C grade

Use

Residential units	2
Residential sqft	1,600
Average residential unit size	800
Commercial units	3
Retail sqft	1,610
Certificate(s) of occupancy	

Floor Area Ratio (FAR)

Residential FAR	5
Facility FAR	5
FAR as built	0.80
Allowed usable floor area	20,000



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TAX MAP



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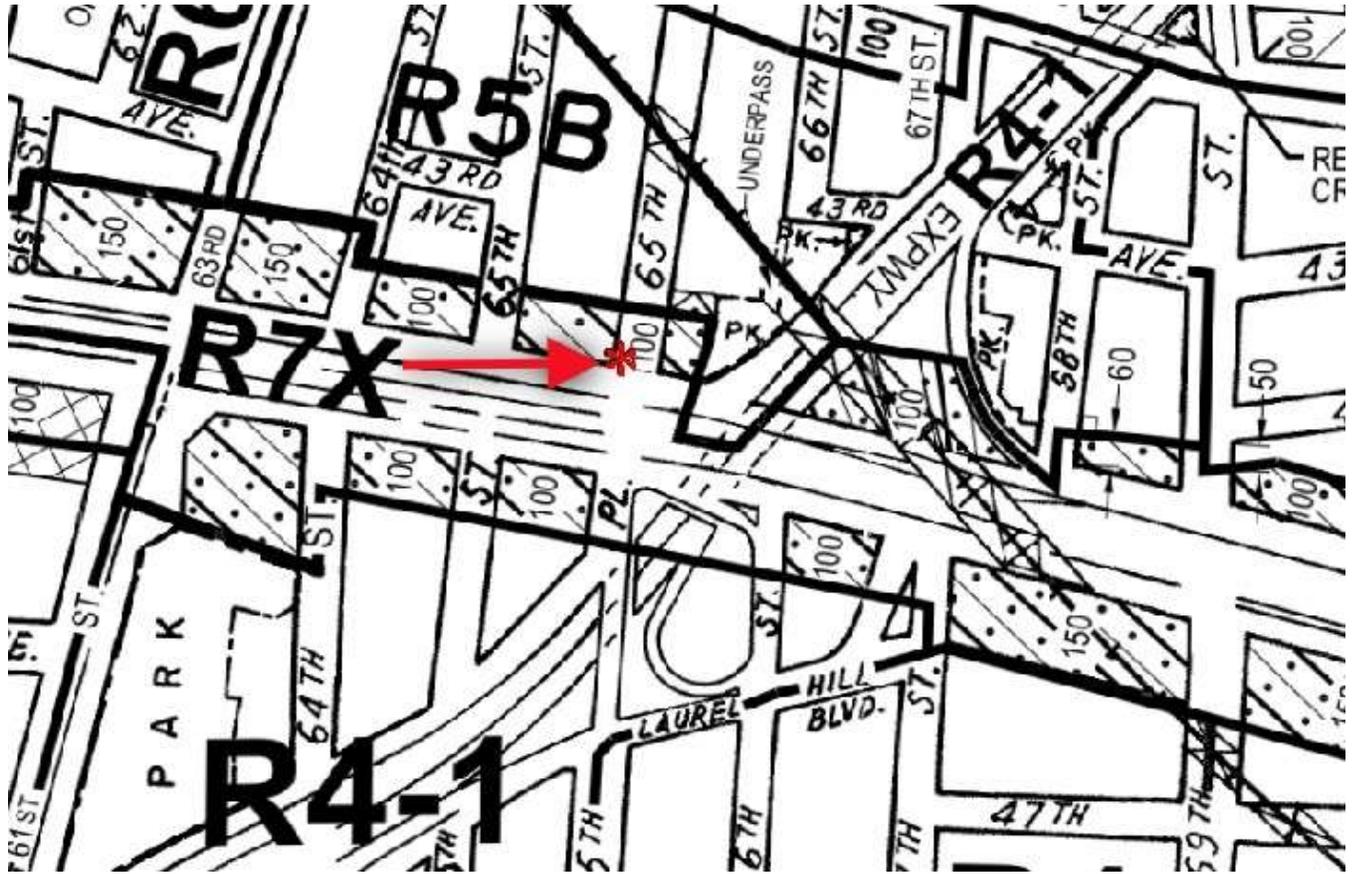


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ZONING MAP



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AREA MAP (See the Subway and LIRR)

