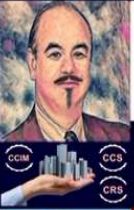


EXCELLENT LOCATION
2 STORY COMMERCIAL
2,667 Sq.Ft BUILDING.
67-05 Roosevelt Ave
Woodside, NY, 11377



- * Fully renovated building
- * Lot Size: 20 x 125 Building: 20 x 57
- * Walk-out finished bsmt w/high ceilings
- * Rear parking for several cars
- * Only 250 Feet to Subway (at 69th Street)
- * Current C/O: School
- * Ideal for any use: medical, retail, office
- * Great for investors and/or users

THE WEINBERGER TEAM
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PRICE: \$2,495,000

PROPERTY VIDEO <https://youtu.be/nTHxEBaIHp8> (Highlight and right click to open)



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PROPERTY OVERVIEW

Address

Property address	67-05 Roosevelt Ave
Zip code	11377
Neighborhood	Woodside
Borough	Queens
Block & lot	01223-0020



Property Taxes

Tax class	4
Property tax	\$36,268
Property tax tentative	\$36,103

Lot

Lot sqft	2,489
Lot dimensions	20 ft x 125.36 ft
Ground elevation	52 ft
Corner lot	No

Zoning

Zoning districts	R6, R5D, C1-4
Zoning map	9d

Building

Building class	Office with Commercial - 1 to 6 Stories (O5)
Square feet	2,667
Building dimensions	20 ft x 57 ft
Buildings on lot	1
Stories	2
Roof height	26 ft
Year built	1931

Structure type

Construction type	Miscellaneous office
Grade	Wood
	C

Construction Pipeline

New building	Prospective
Status date	10/31/2024
Stories	2
Height	25

Use

Commercial units	4
Office sqft	1,620
Other sqft	1,047
Certificate(s) of occupancy	Click here
CO issue date	12/10/2012
Issue type	Final

Floor Area Ratio (FAR)

Residential FAR	2.43
Facility FAR	4.8
FAR as built	1.07
Maximum usable floor area	6,048
Usable floor area as built	2,663
Unused FAR	3,385

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Certificate of Occupancy

CO Number: 420542489F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 67-05 ROOSEVELT AVE. Building Identification Number (BIN): 4028083	Block Number: 01223 Lot Number(s): 20 Building Type: Altered	Certificate Type: Final Effective Date: 12/10/2012
---	--	---

This building is subject to this Building Code: 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification: 2-B Building Occupancy Group classification: E Multiple Dwelling Law Classification: None No. of stories: 2	(1968 Code designation) (2008 Code) Height in feet: 24	No. of dwelling units: 0
---	--	--------------------------

C. Fire Protection Equipment:
 None associated with this filing.

D. Type and number of open spaces:
 None associated with this filing.

E. This Certificate is issued with the following legal limitations:
 None

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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CO Number: 420542489F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	5	OG	B		6	OFFICE
001 001 30		100	E		3	CHILD CARE CENTER
002 002 10		60	B		6	OFFICE

NOTE: CHILD CENTER ON 1ST FL TO PROVIDE SERVICE MONDAY THRU FRIDAY FROM 7:30AM TO 6 PM TO TWENTY FIVE (25) CHILDREN OF AGES 2-6 YEARS OLD AND FIVE (5) EMPLOYEES

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

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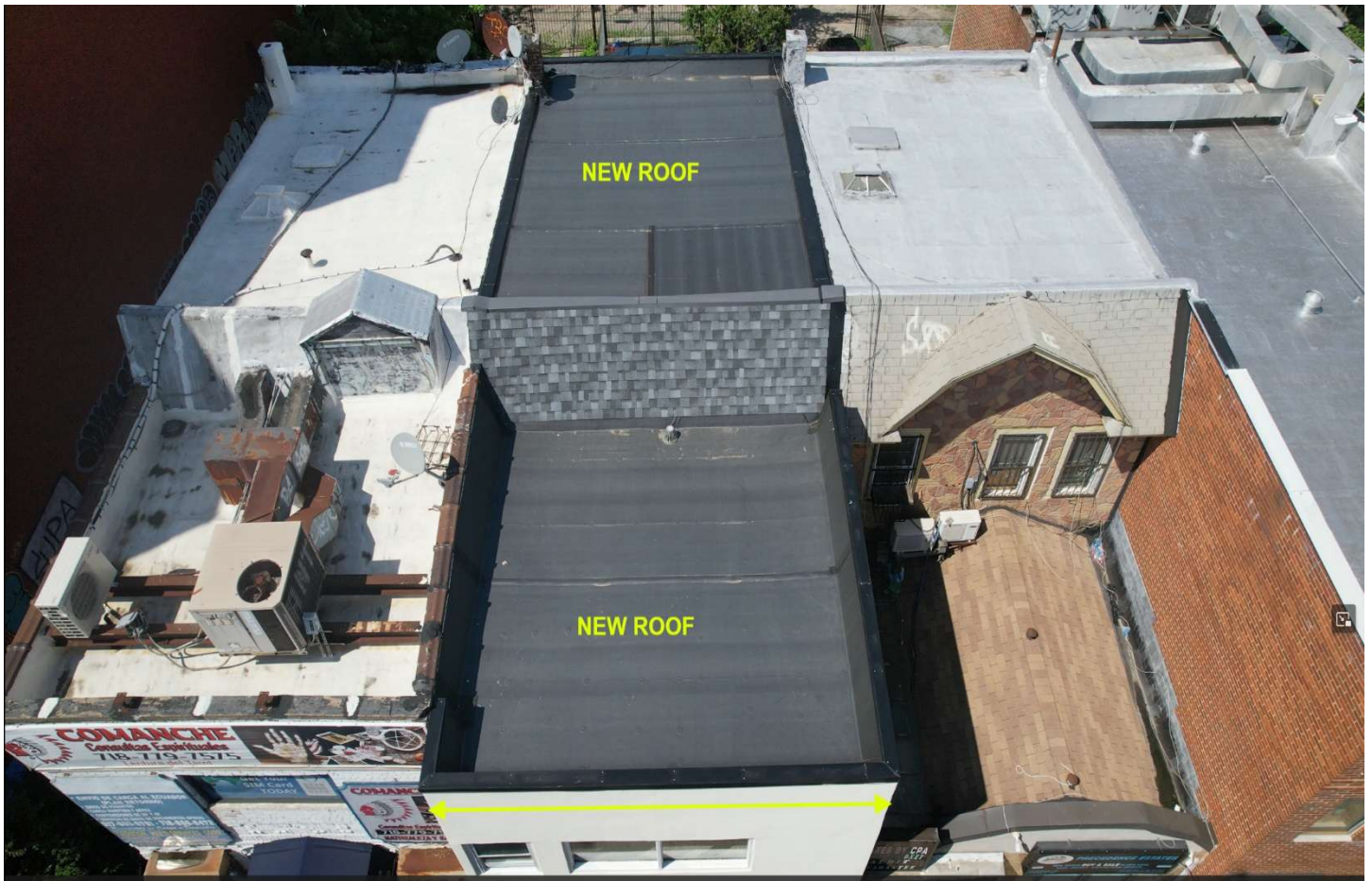


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DRIVEWAY AERIAL VIEW



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STORE: FRONT TO REAR VIEW



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STORE FRONT



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STORE FRONT



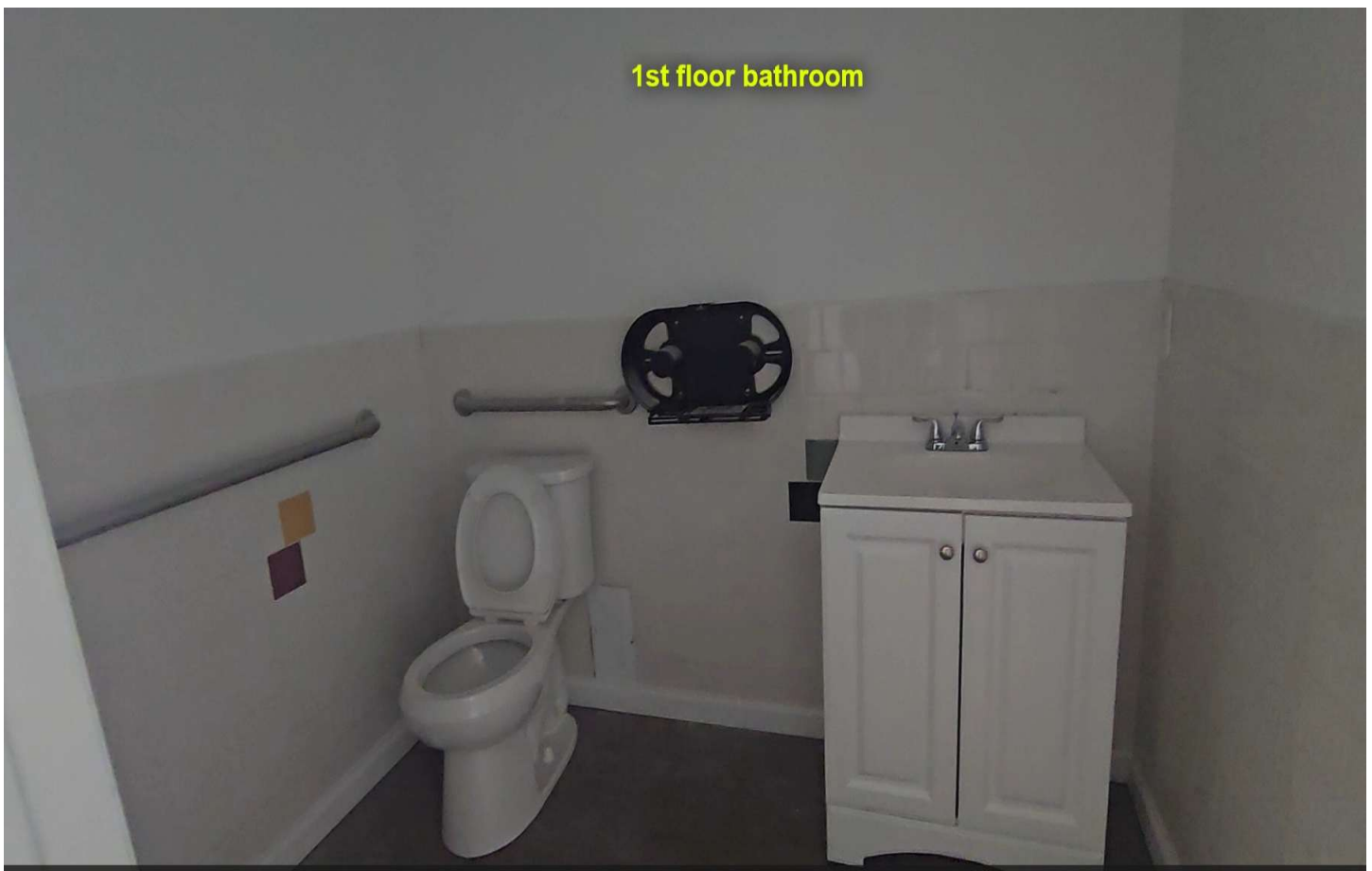
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STORE: REAR TO FRONT VIEW



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1st FLOOR BATHROOM



1st floor bathroom

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STORE REAR VIEW



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2ND FLOOR REAR TO FRONT VIEW



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FRONT TO REAR VIEW



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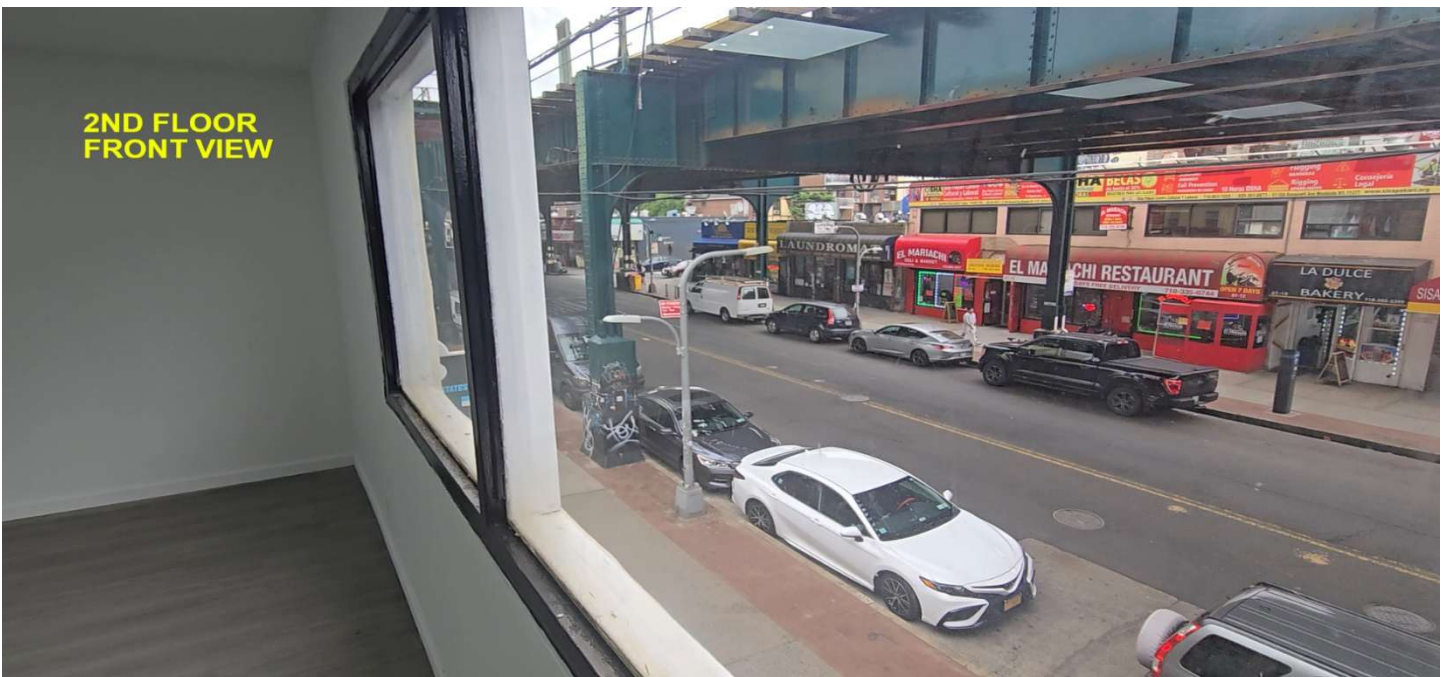


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2ND FLOOR FRONT VIEW



2ND FLOOR FRONT VIEW



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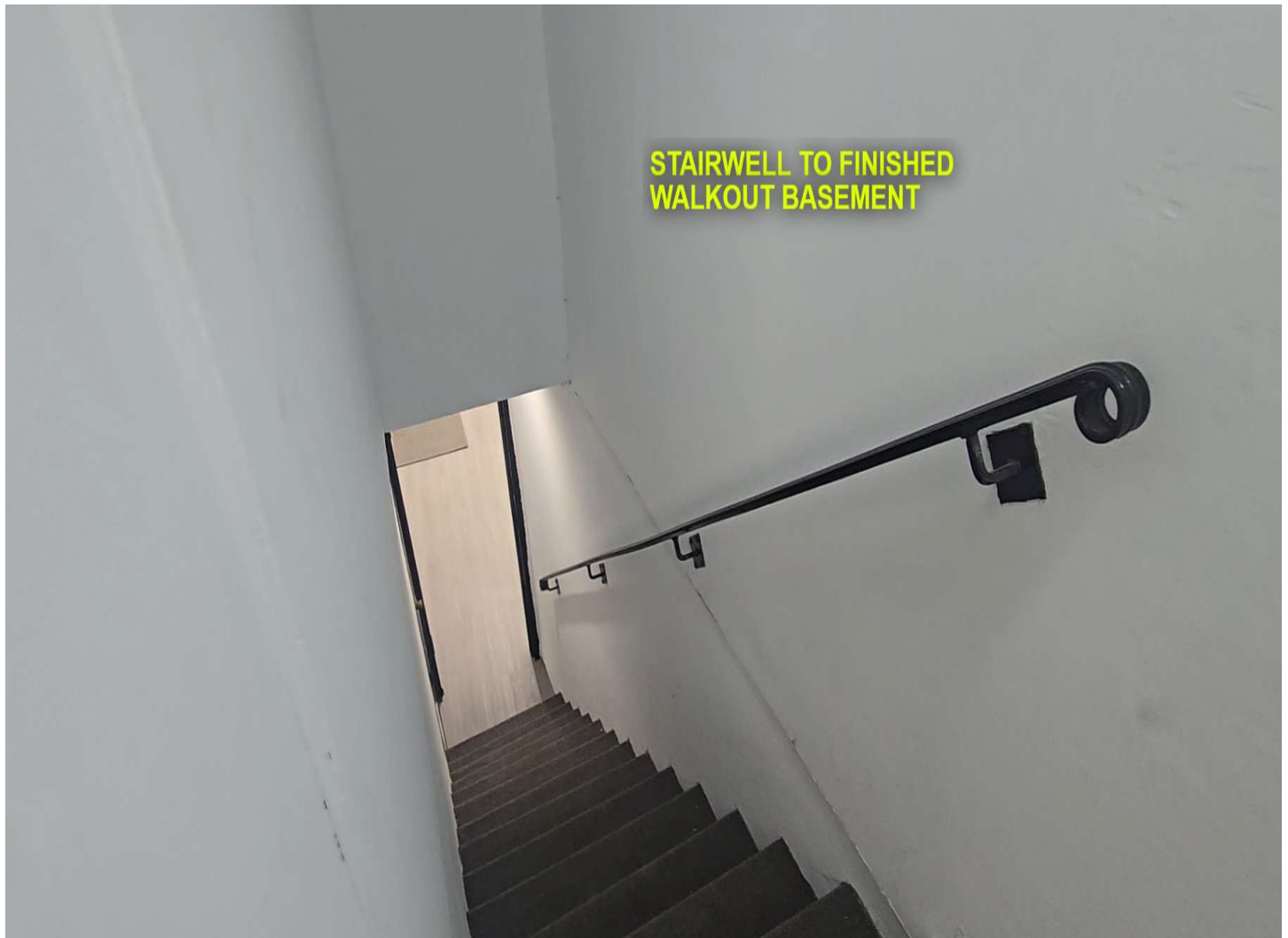
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2ND FLOOR BATHROOM



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BASEMENT



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MODERN BOILER AND WATER TANK



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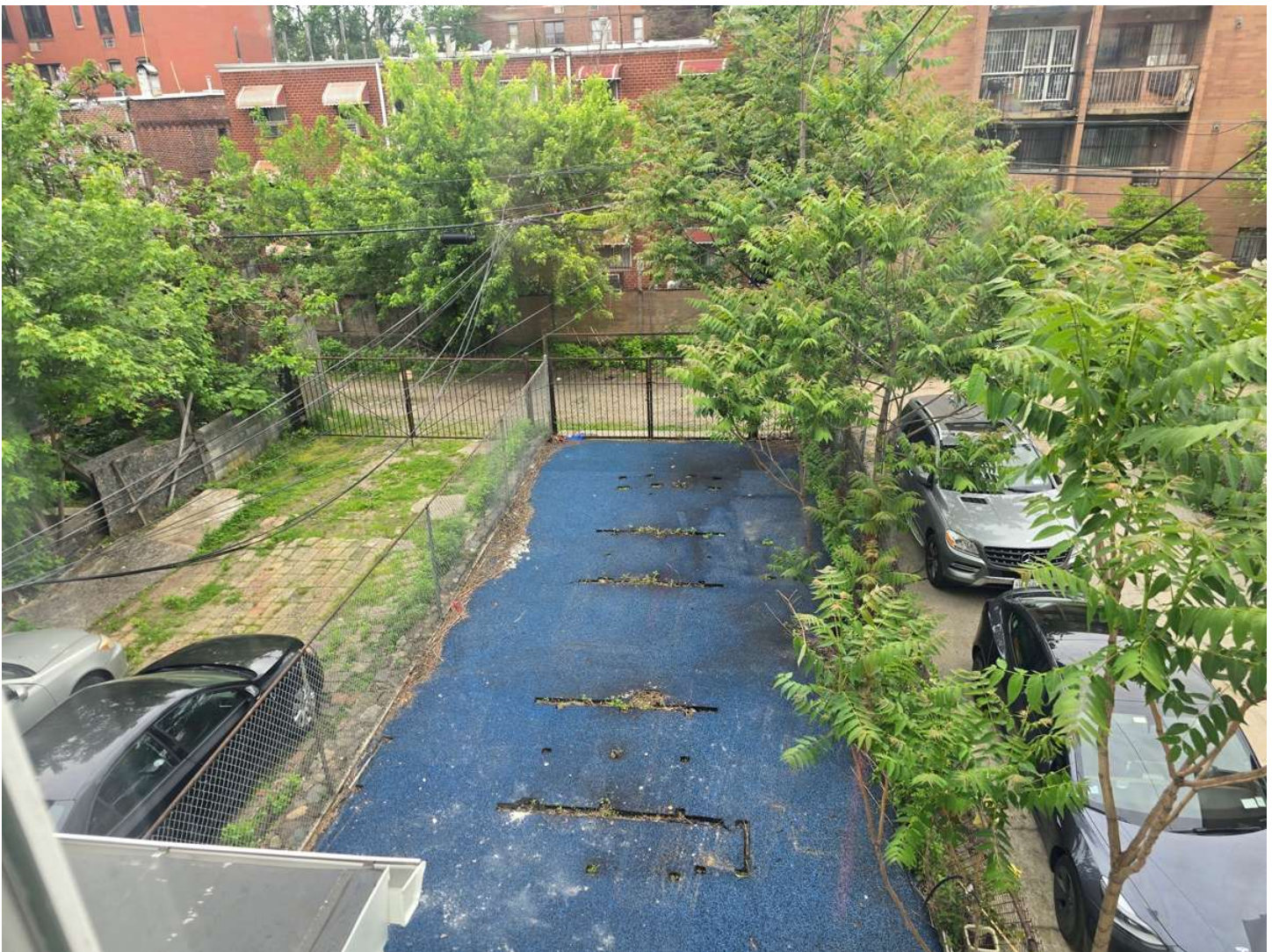
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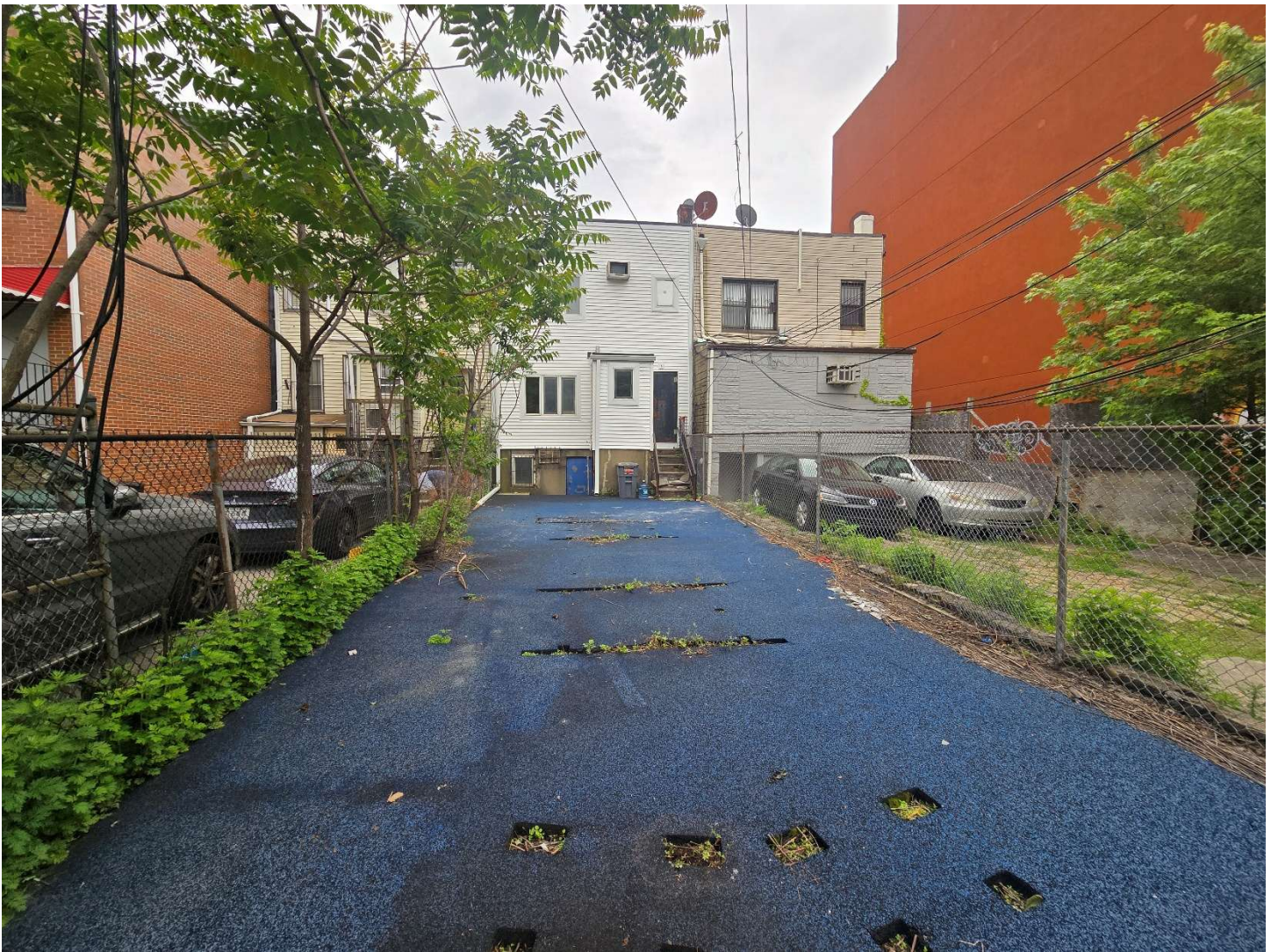
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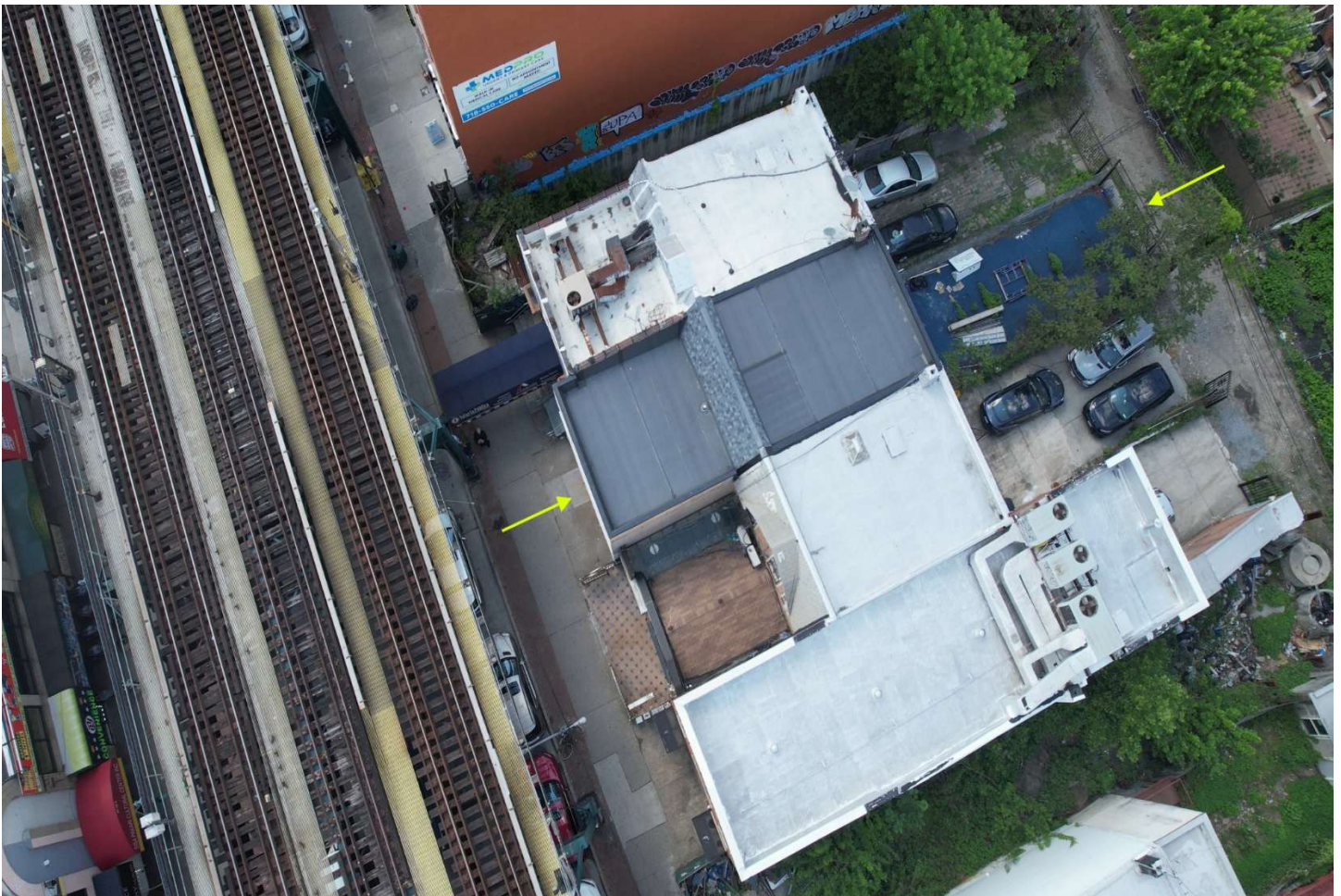
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AERIAL



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