



Victor Weinberger 917-806-7040 (cell) or 866-308-6699 (Toll Free Office)  
Website: [www.VictorWeinberger.com](http://www.VictorWeinberger.com) E-Mail: [Victor@VictorWeinberger.com](mailto:Victor@VictorWeinberger.com)

**FOR SALE: FANTASTIC LAND LOCATION IN QUEENS  
TREMENDOUS VISIBILITY AND EXPOSURE.**

(Check w/architect: ideal for cars sales, food court, etc, etc.)

**136-18 Hillside Ave, Jamaica, NY., 11418 (Block 9617.... Lot 15)**

**ZONING: R6. SQ.FT. = 1,377**

**\$275,000**

**Video:** <https://youtu.be/A46KBI8xXXQ>



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.



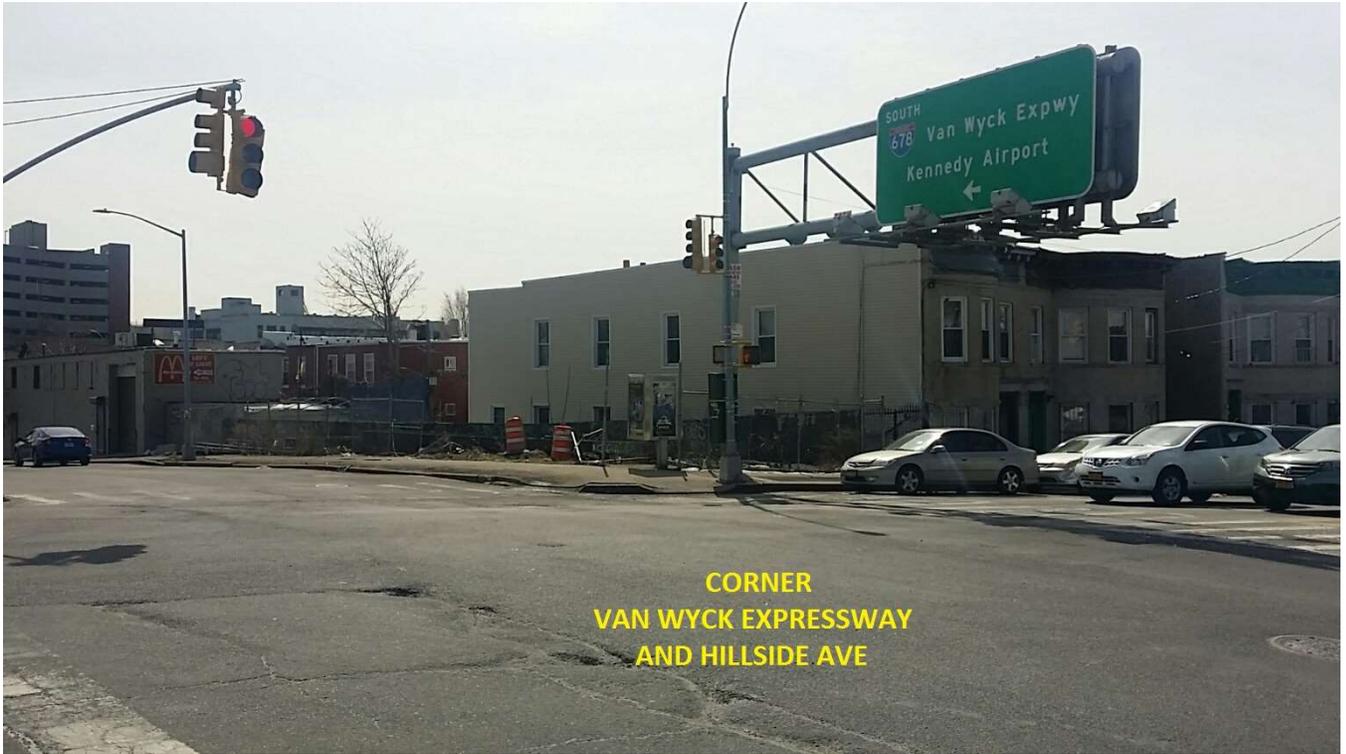
**DESCRIPTION:**

Previously occupied by a billboard. Tens of thousands of cars pass by daily by the property. The exposure from Van Wyck expressway and Hillside Ave is tremendous. The location is ideal for cars sale, food corp business (please check with architect), Developmental (please check with architect), etc, etc. This Property is priced TO SELL!

**OVERVIEW**

<b>Address</b>		<b>Building</b>	
Primary address	13618 Hillside Ave	Building class	Other Miscellaneous (Z9)
Zip code	11418	Building sq. ft.	
Borough	Queens	Year built	
Block & lot	09617-0015	<b>Use</b>	
Sanborn map	406 011	Commercial units	1
Tax map		<b>Lot</b>	
Name		Lot sq. ft.	1,377
Address		Lot dimensions	23 ft x 124 ft
Purchase date		Corner lot	No
Purchase price		Buildings on lot	1
<b>Property Taxes</b>		<b>Zoning</b>	
Tax class	4	Zoning districts	R6
Tax assessor's market value	\$83,000	Zoning map	<a href="#">14d</a>
Projected tax assessor's market value	\$85,000	<b>Floor Area Ratio (FAR)</b>	
Current tax bill	\$3,692	Residential FAR	2.43
Projected tax bill	\$3,797	Facility FAR	4.8
<b>Neighborhood</b>		FAR as built	.36
Neighborhood		Allowed usable floor area	3,346
Community district	9	Usable floor area as built	496
Closest police station	1.32 Miles -		
Closest fire station	0.71 Miles -		
School district number	28		
Census tract	0216.00		

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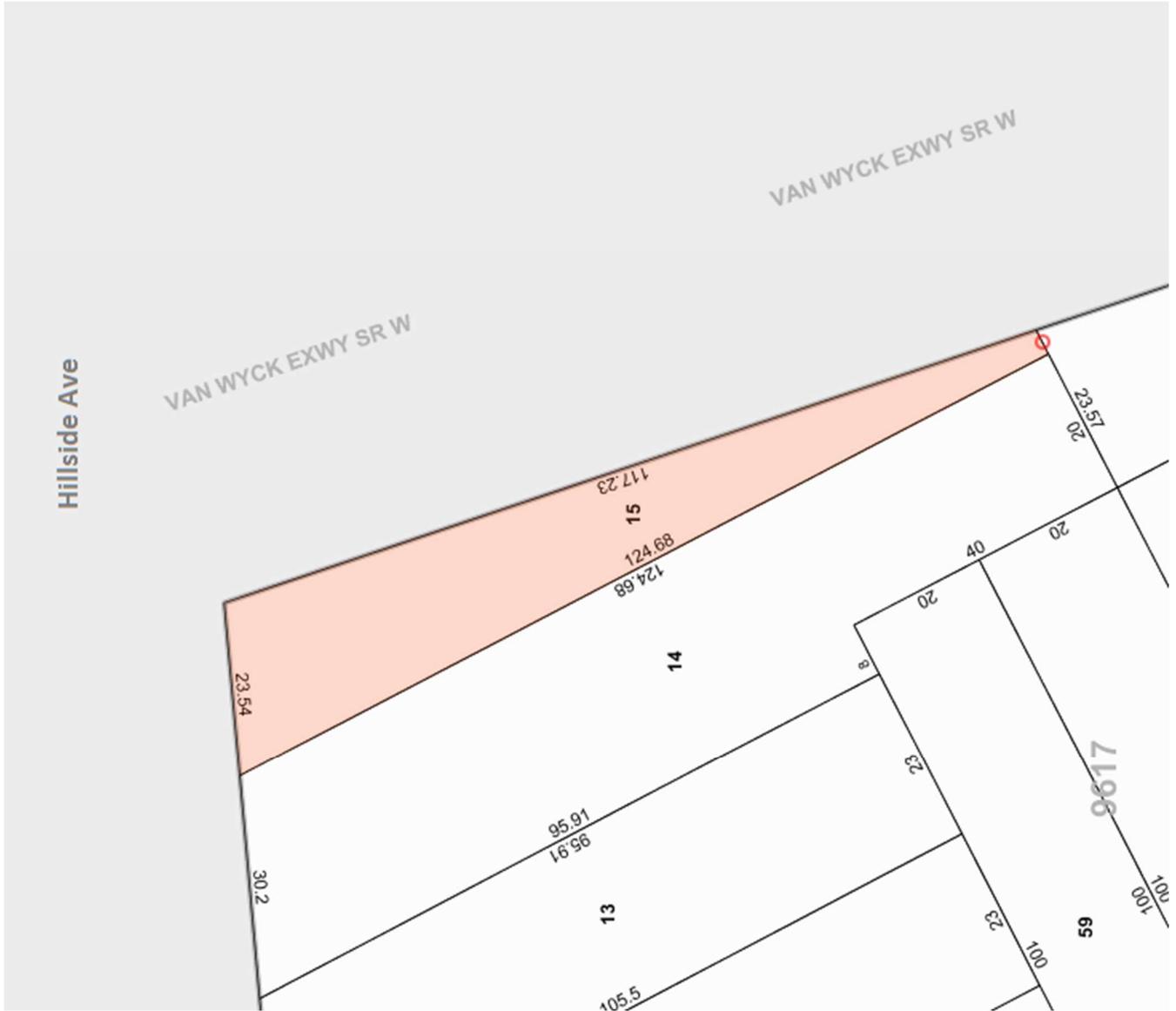


**CORNER  
VAN WYCK EXPRESSWAY  
AND HILLSIDE AVE**



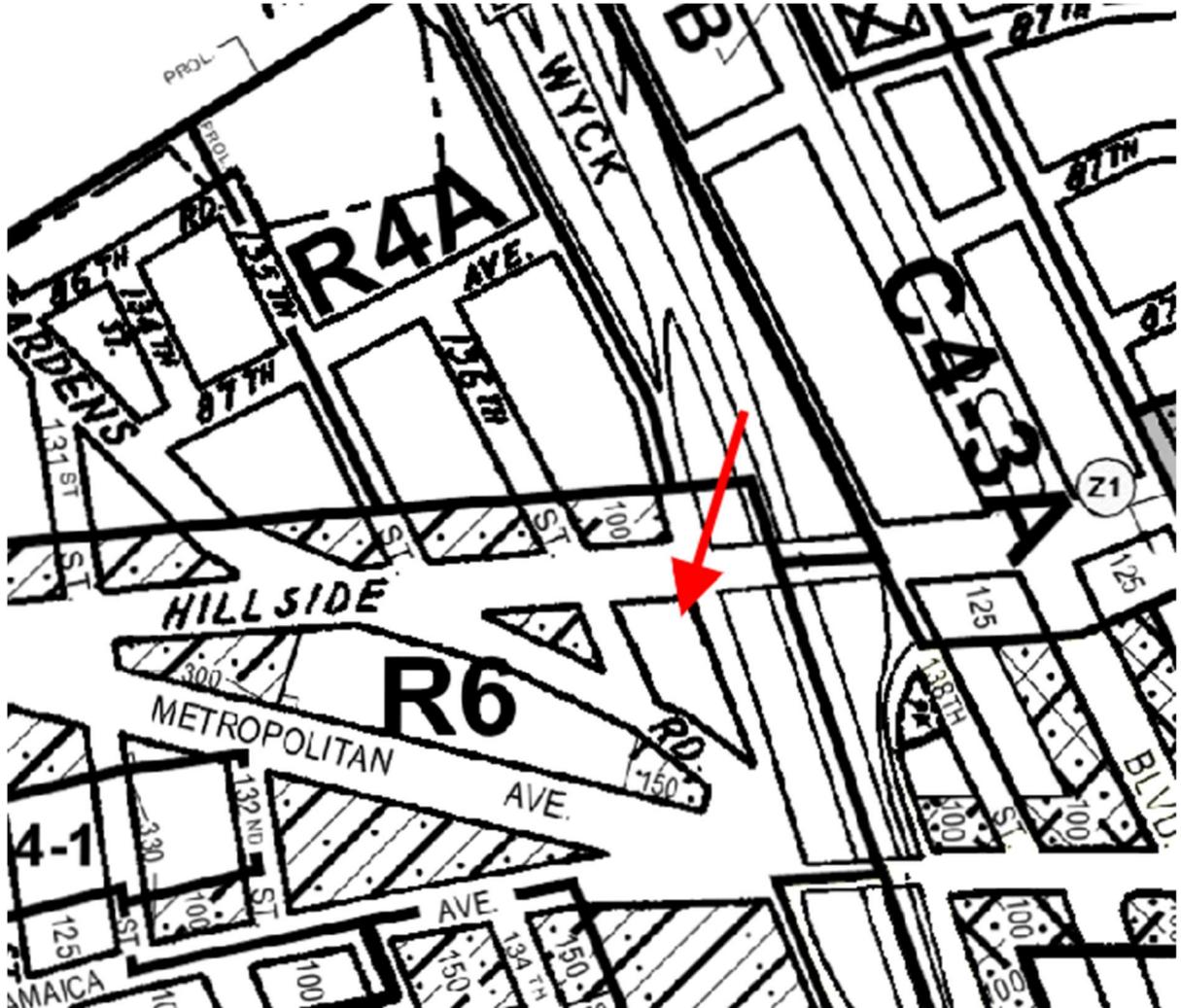

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**TAX MAP**

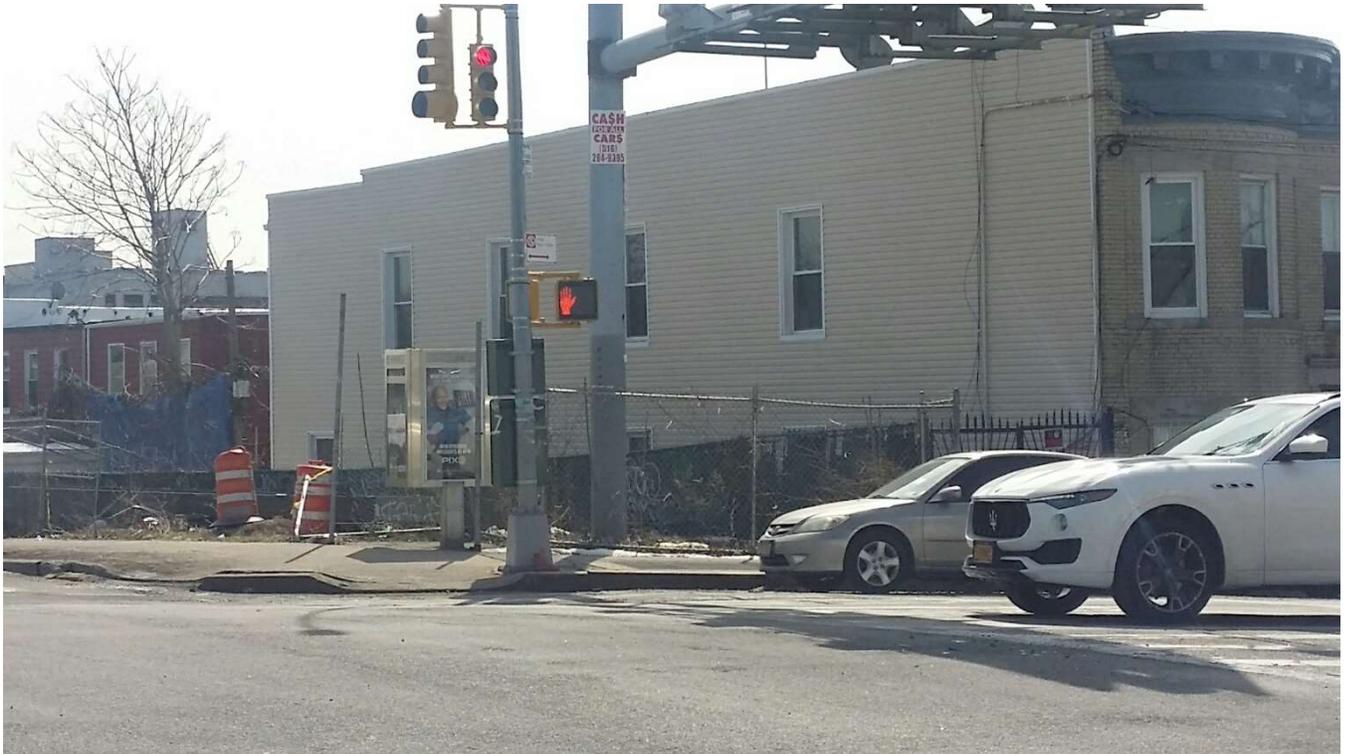


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ZONING MAP



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# SURVEY

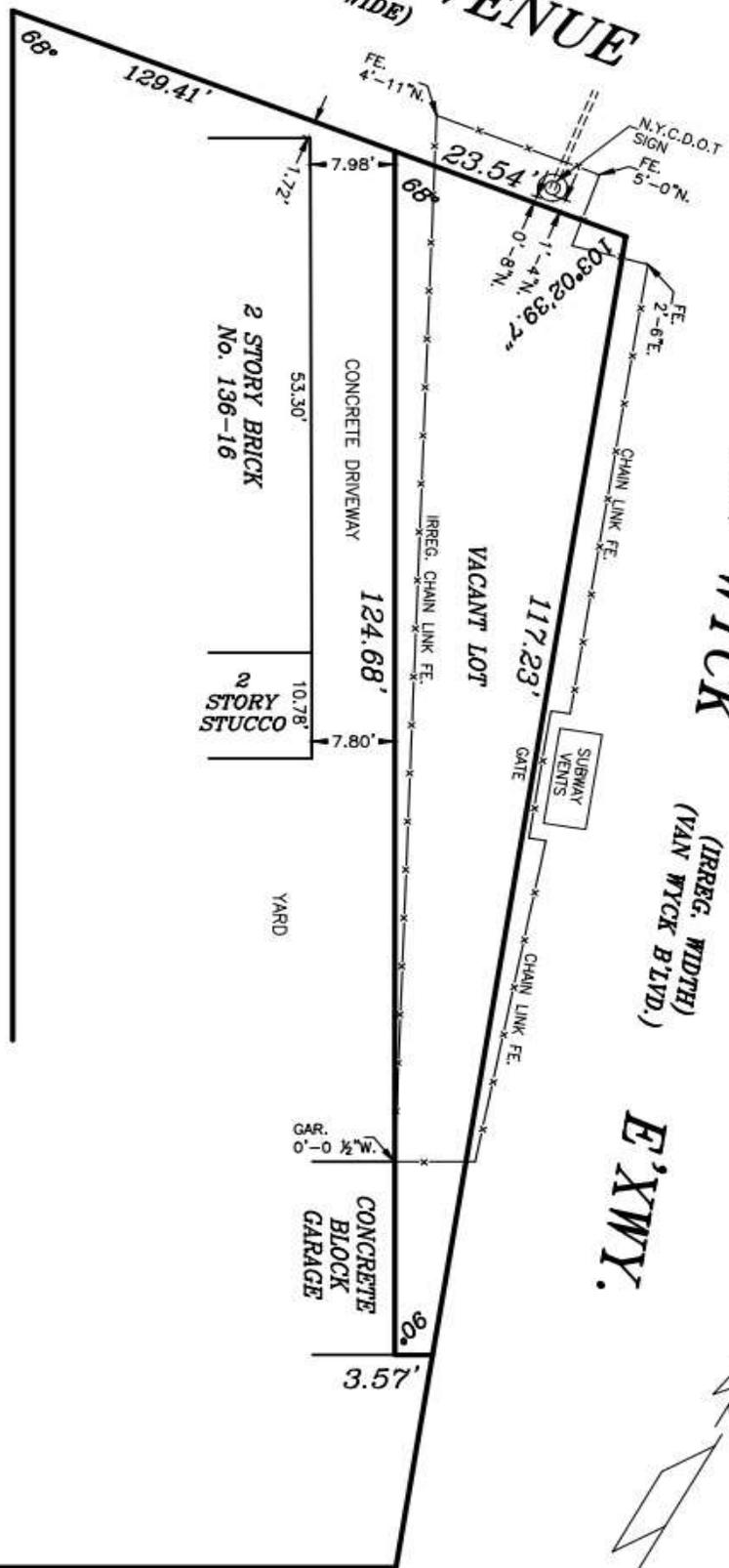
**HILLSIDE AVENUE**  
(100' WIDE)

**136th STREET**  
(50' WIDE)  
(VANDERBILT AVENUE)

**VAN WYCK**  
(IRREG. WIDTH)  
(VAN WYCK BLVD.)

**E'X'WY.**

**KEW GARDENS ROAD**



- NOTES:
1. PARCEL AREA = 1,567.44 SQ. FT. OR 0.03561 ACRE.
  2. THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ON THE PROPERTY EXCEPT AS SHOWN ON THE SURVEY.
  3. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  4. THE STATE EDUCATION LAW PROHIBITS ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED SURVEYOR TO ALTER A SURVEY IN ANY WAY.
  5. EASEMENTS OF RECORD, IF ANY, NOT SHOWN.

CERTIFIED TO:  
THE NEW YORK CITY DEPARTMENT OF BUILDINGS  
ACTIVE OUTDOOR, INC.



**CONSTRUCTION SURVEYING, INC.**  
 61-65 55th STREET MASPETH, NY 11378  
 TEL. (917) 518-3455, FAX (718) 366-3173  
 EMAIL: CONSTSURVEYING@AOL.COM

**LOCATION SURVEY OF PROPERTY**  
 SITUATED IN JAMAICA, BOROUGH & COUNTY  
 OF QUEENS, CITY & STATE OF NEW YORK  
 BLOCK 9617 LOT 15 SECTION 42

DATE: 01/27/18 SCALE: 1"=15' JOB No.: 09617-115