

**PRIME QUEENS BLVD**  
**1 STORY RETAIL BUILDING**  
**95-30 QUEENS BLVD**  
**REGO PARK, NY, 11374**  
**(150 ft to 63rd Drive subway)**

\*\*\*\*\*

**THE WEINBERGER TEAM**  
**SALES-LEASING-APPRAISALS**



**Victor Weinberger**  
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**917-806-7040**

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Multi locations to serve you    2) 27-04 Francis Lewis Blvd, Flushing, NY 11358  
 1) 36-11 33rd St, Astoria, NY 11106    3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

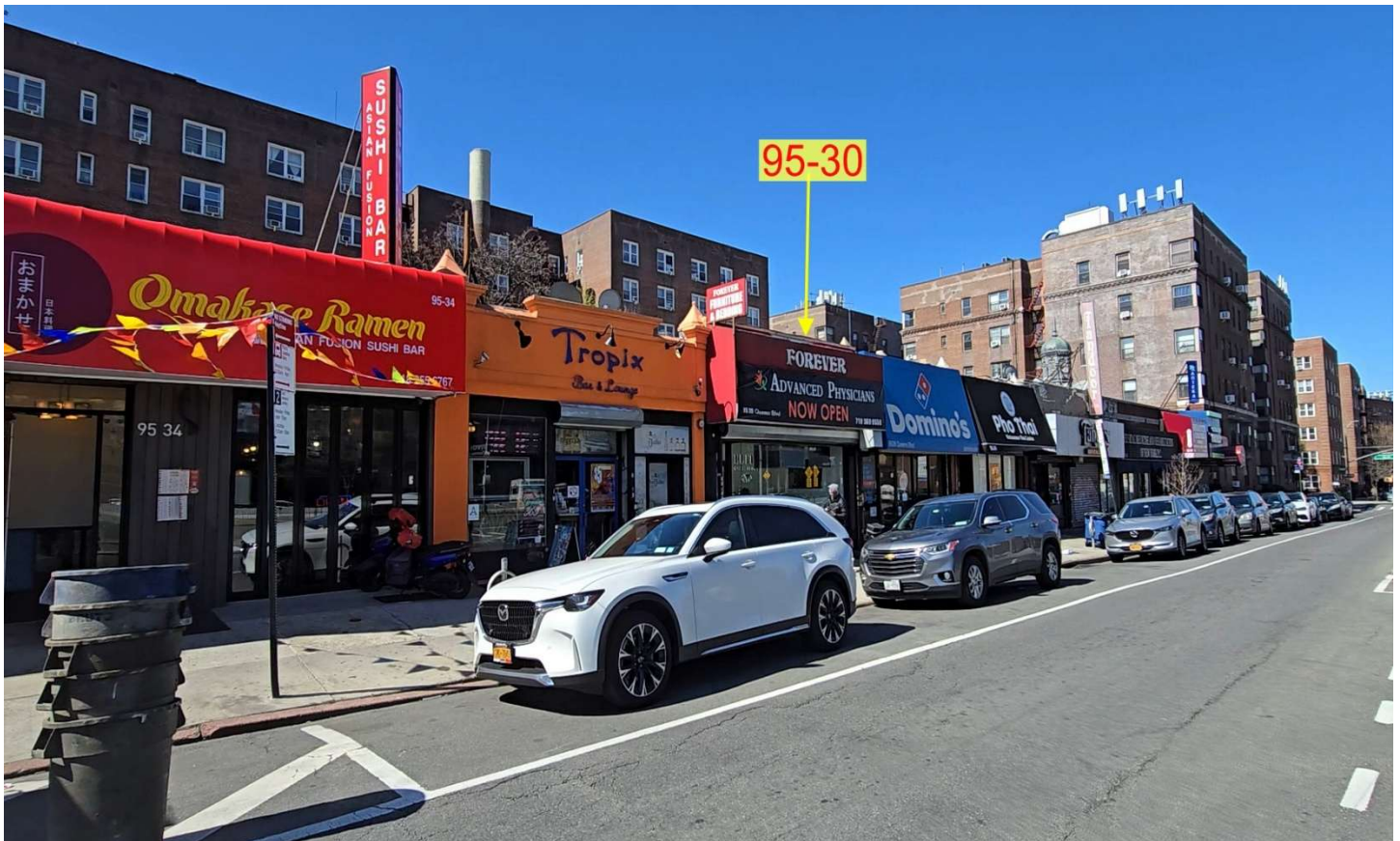


- \*2,000 SF plus Basement
- \*4,800 SF of Air Rights
- \*60,000 Vehicle Traffic
- \*Over \$100 per SF retail
- \*Heavy Pedestrian Traffic
- \*Near Subway
- \*Near Major AAA Tenants
- \*Near Queens Center
- \*Near Long Island Expway
- \*Ideal for users & Investors**

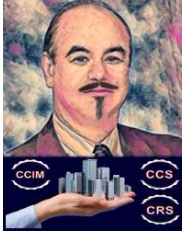



**PRICE: 2,150,000 (6.9 CAP)**

**PROPERTY VIDEO: <https://youtu.be/R7DwJTCSEAM> (Highlight and right click to open)**



# THE WEINBERGER TEAM SALES-LEASING-APPRAISALS



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### PROPERTY OVERVIEW

#### Address

Property address → 95-30 Queens Blvd  
Zip code 11374  
Neighborhood Rego Park  
Borough Queens  
Block & lot → 03080-0020



Tax class 4  
Property tax → \$30,336  
Property tax tentative \$30,016

#### Lot

Lot sqft → 2,000  
Lot dimensions → 20 ft x 100 ft  
Ground elevation 26 ft  
Corner lot No

#### Zoning

Zoning districts → C4-2  
Zoning map 14a  
Qualified opportunity zone Yes

#### Building

Building class → One Story Retail Building (K1)  
Square feet → 2,000  
Building dimensions → 20 ft x 100 ft  
Buildings on lot 1  
Stories 1  
Roof height 23 ft  
Year built 1933  
Year last altered → 2003

Structure type Small retail  
Construction type Masonry  
Grade C

#### Use

Commercial units 1  
Retail sqft 2,000  
Certificate(s) of occupancy

#### Floor Area Ratio (FAR)

Residential FAR → 2.43  
Commercial FAR → 3.4  
Facility FAR → 4.8  
FAR as built 1.00  
Maximum usable floor area → 6,800  
Usable floor area as built 2,000  
Unused FAR → 4,800

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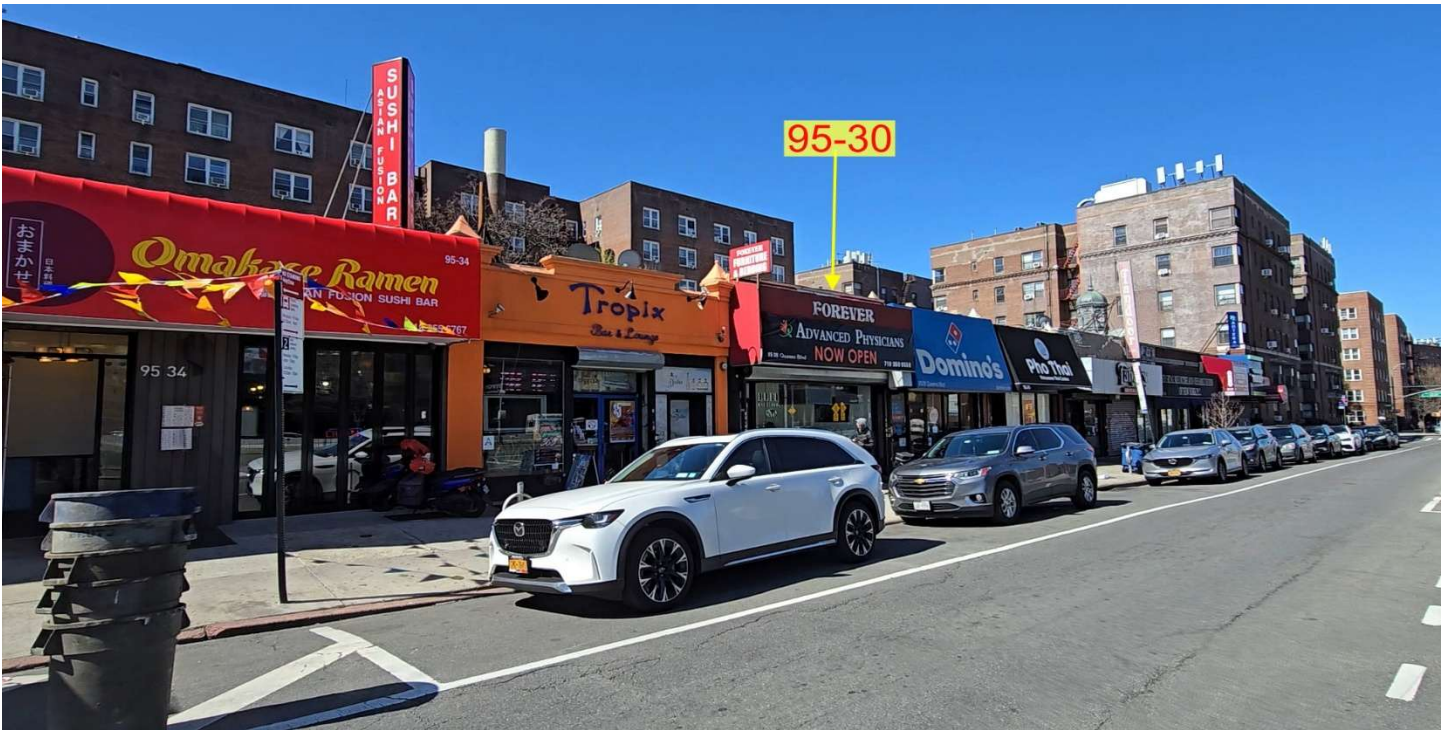
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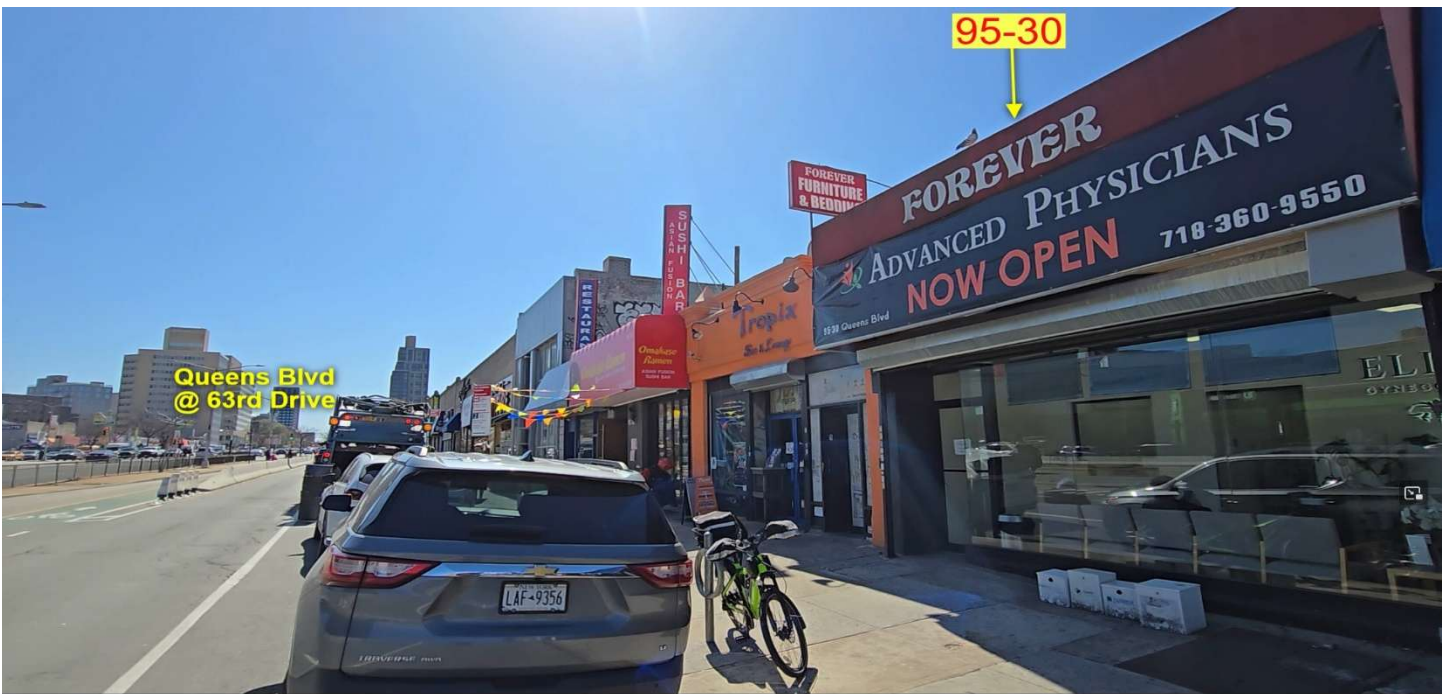
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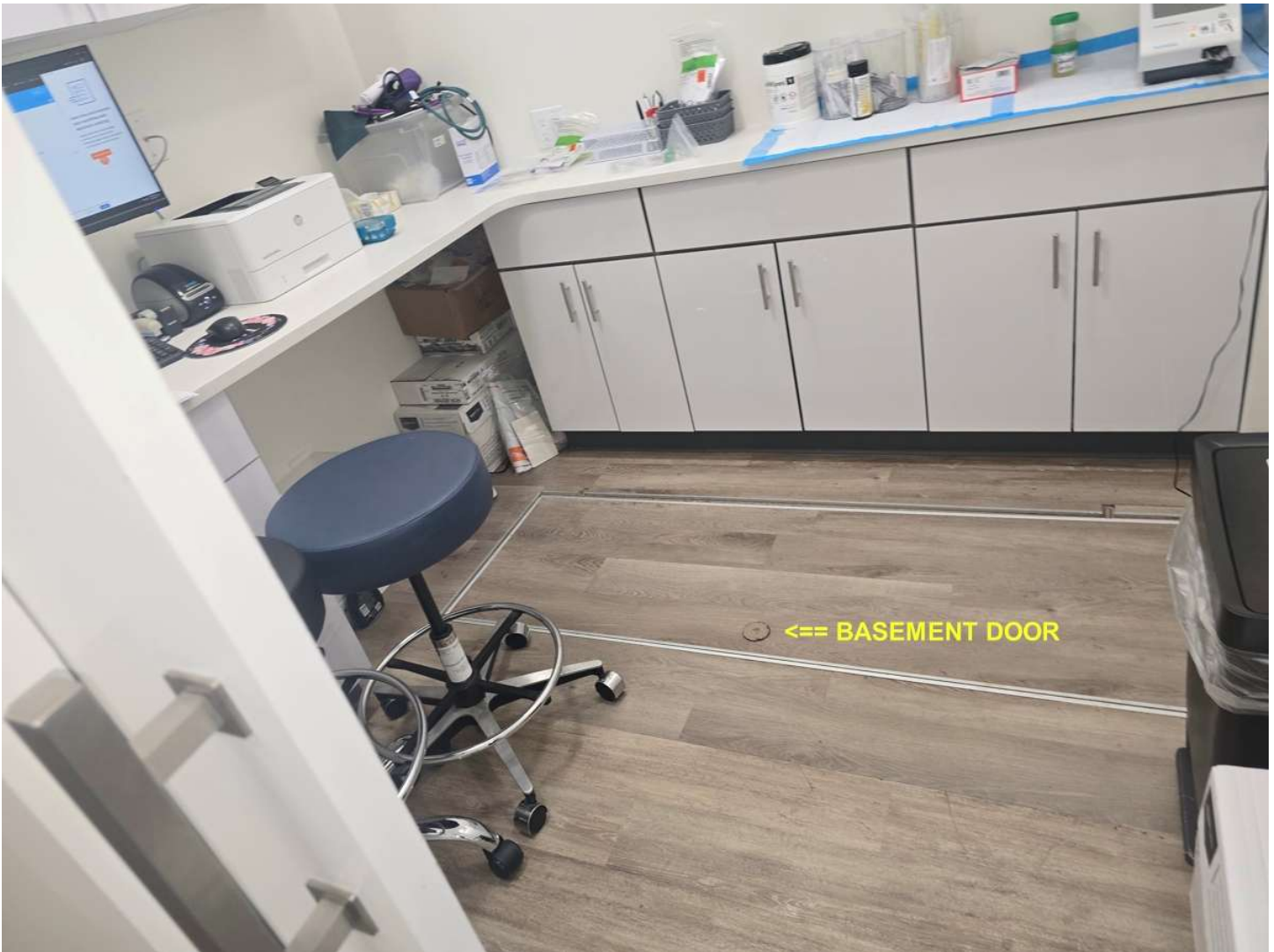
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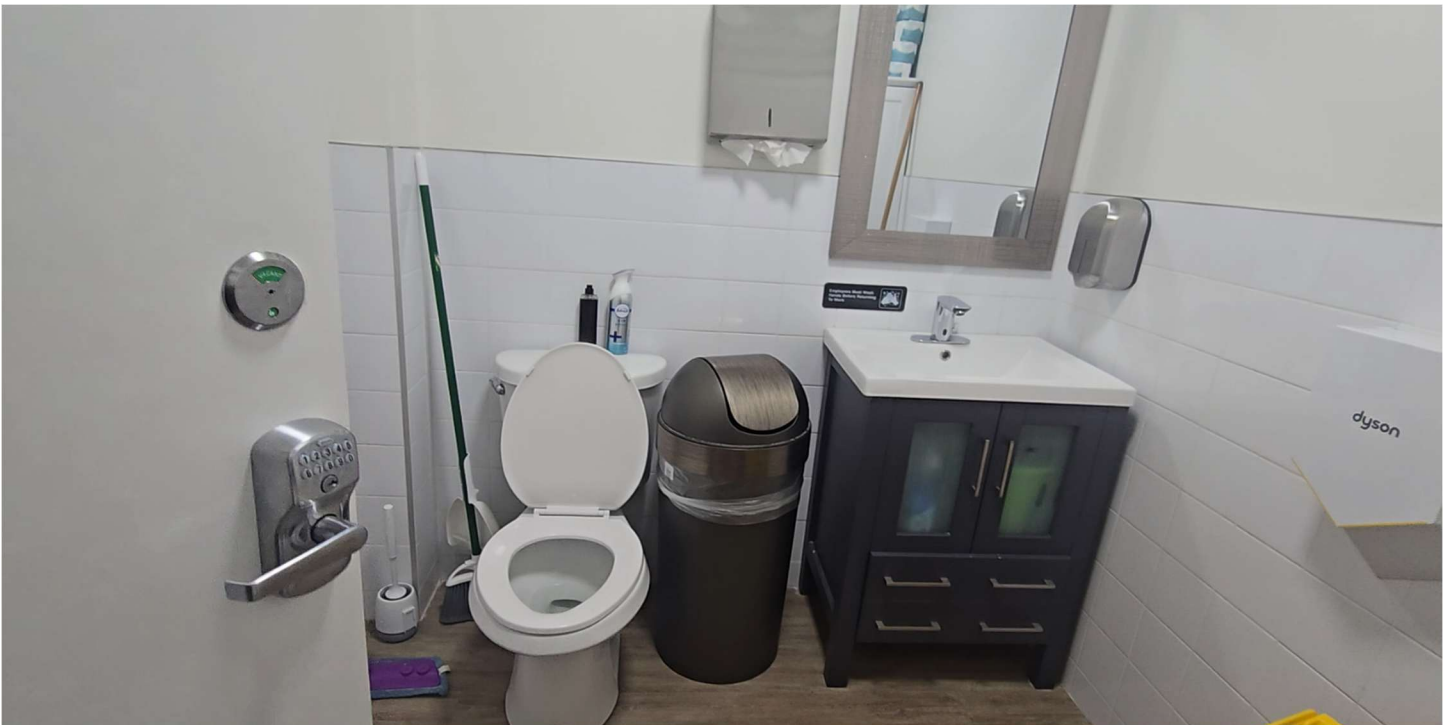
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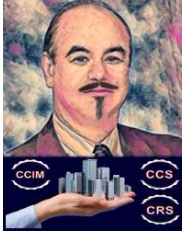
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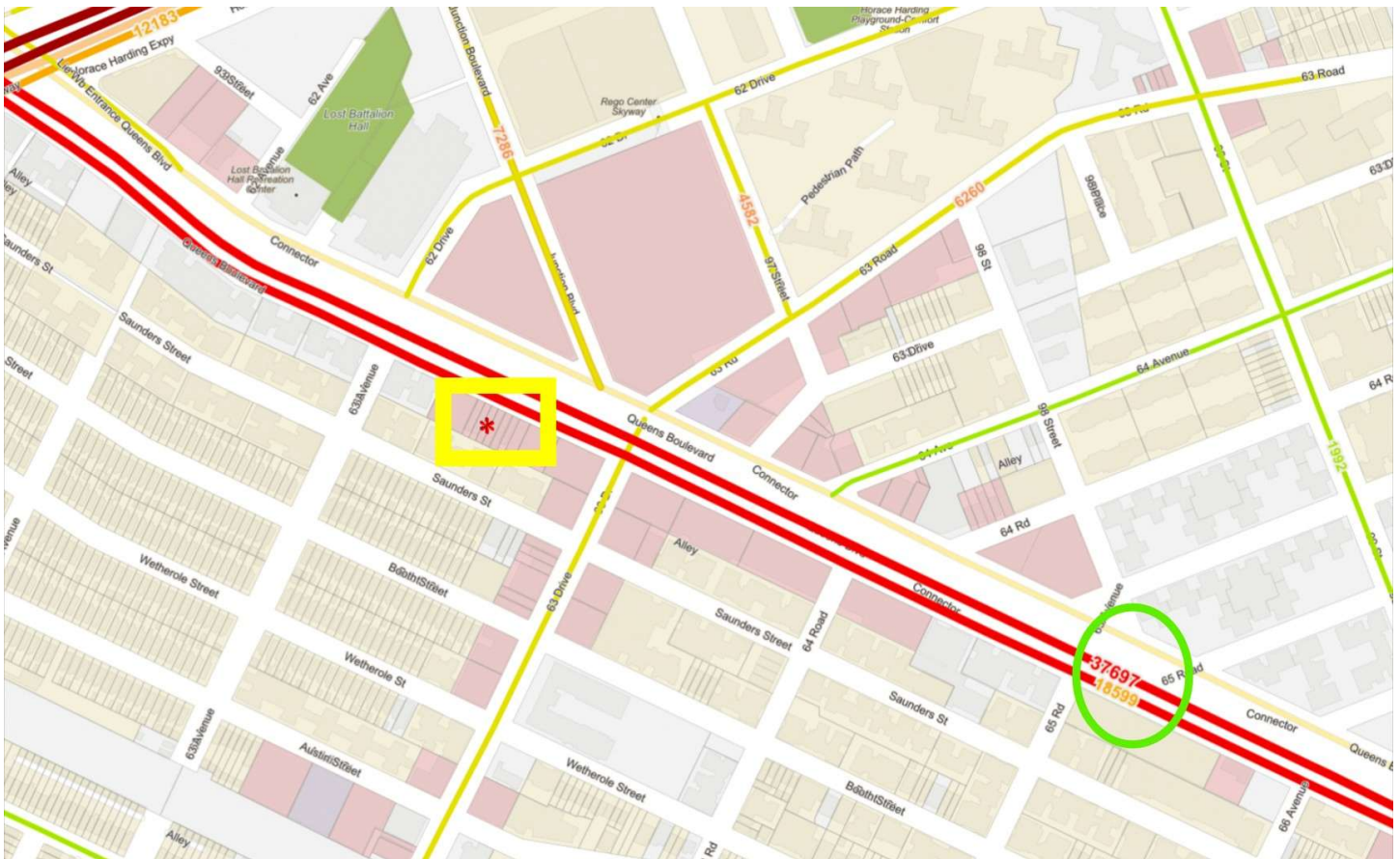
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### DAILY VEHICLE TRAFFIC



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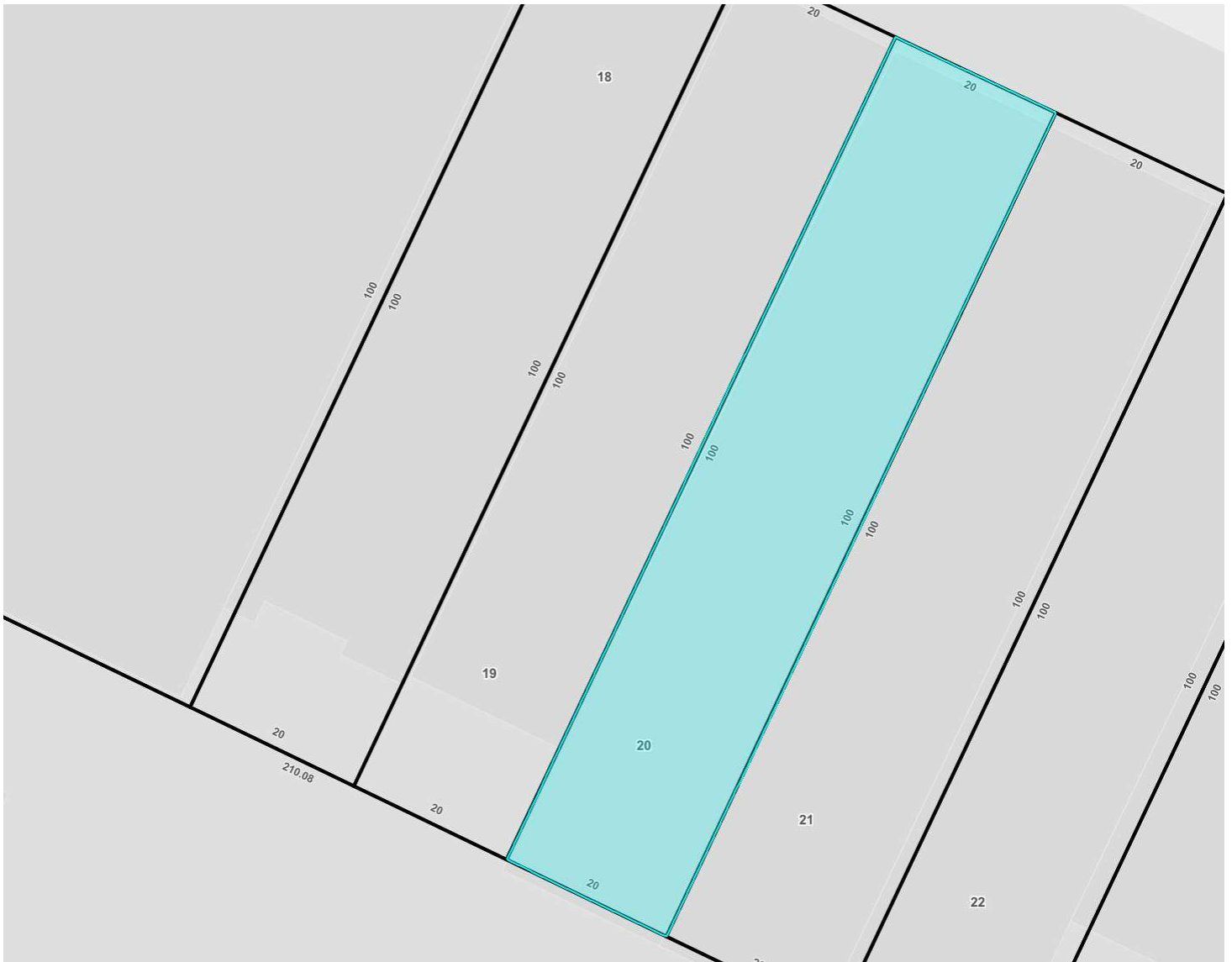
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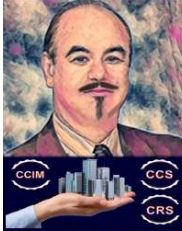
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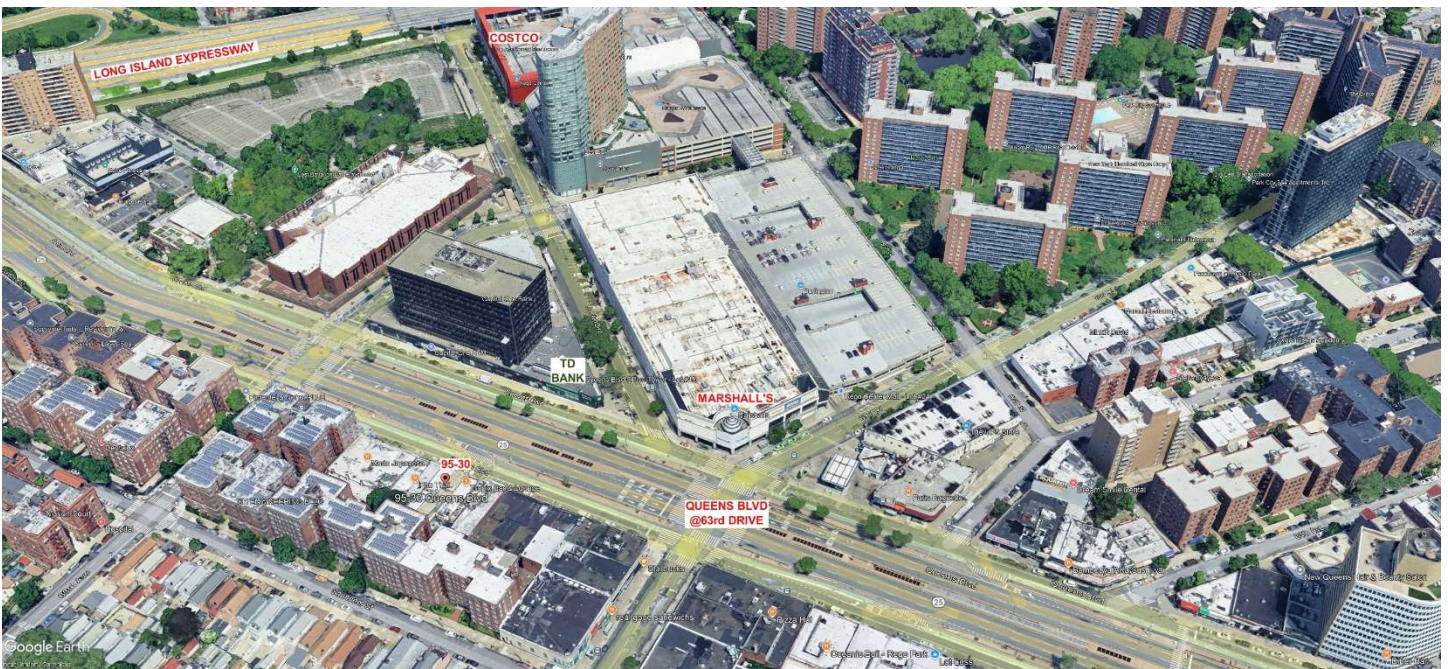


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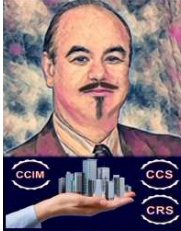


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# THE WEINBERGER TEAM SALES-LEASING-APPRAISALS



## Victor Weinberger



NYS Licensed RE. Associate  
E-mail: VWremax@gmail.com  
Website: VictorWeinberger.com

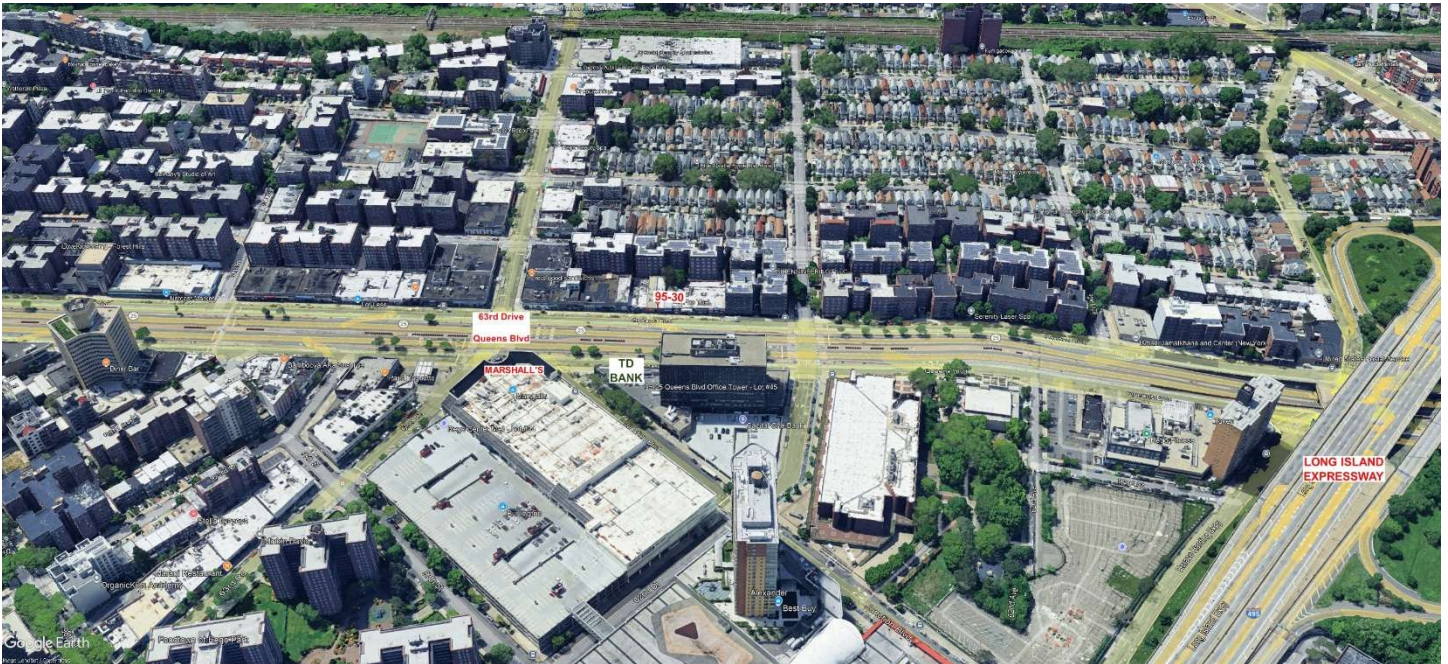


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## Schedule A Description

Title Number SSS-10251-Q-2018

Page 1

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

Beginning at a point on the southerly side of Queens Boulevard, as widened, distant 280 feet easterly from the corner formed by the intersection of the southerly side of Queens Boulevard with the easterly side of Marion Avenue, now 63rd Avenue;

Running Thence southerly at right angles to Queens Boulevard and part of the distance through a party wall, 100 feet;

Thence easterly parallel with Queens Boulevard, 20 feet;

Thence northerly at right angles to Queens Boulevard and part of the distance through a party wall, 100 feet to the southerly side of Queens Boulevard;

Thence westerly along the southerly side of Queens Boulevard, 20 feet to the point or place of Beginning.



**THE WEINBERGER TEAM**  
**SALES-LEASING-APPRAISALS**  
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