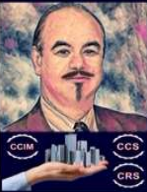


CORNER VAN WYCK EXPRESSWAY. 150,000 DAILY TRAFFIC. APPROVED PLANS FOR A 4,000 SF MULTI FAMILY. SITUATED ONLY 1 BLOCK TO THE EXPRESS JAMAICA AVE SUBWAY.

LOT SIZE: 1,377 sf. Zoning: R6 F.A.R = 3 CONVINIENTLY LOCATED NEAR ALL.
BLOCK: 9617 LOT: 15

136-18 Hillside Ave, Richmond Hill, NY, 11418
(South/East Corner Van Wyck Expressway service Road)

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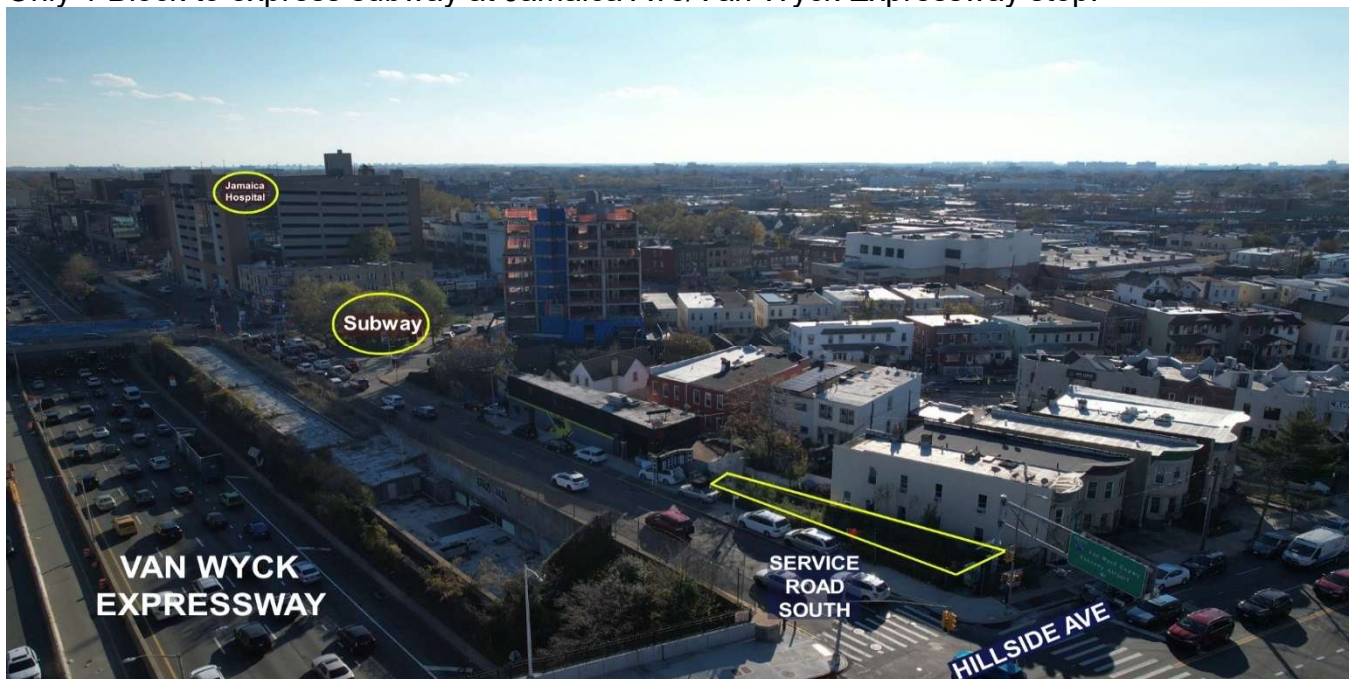
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3) 103-08 Metropolitan Ave, Forest Hills, NY 11375



Property Video: <https://youtu.be/YW96h4M1eqc> (Highlight & right click to open)

\$415,000

Amazing Exposure Corner Van Wyck Expressway & Hillside Ave. Over 150,000 daily traffic. Zoning R6. Being sold with approve plans for a multi family 4,000 SF + full basement. Total Lot Size: = 1,377 Sq.Ft. 23 X 124 Irregular Lot. Van Wyck Has 124 Frontage. Only 1 Block to express subway at Jamaica Ave/Van Wyck Expressway stop.



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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OVERVIEW

Overview

Address	Building
Primary address 136-18 Hillside Ave	Building class Zoned Commercial or Manhattan Residential (V1)
Zip code 11418	
Neighborhood Kew Gardens	
Borough Queens	
Block & lot 09617-0015	
	
Tax class 4	
Property tax \$3,029	
Property tax tentative \$3,078	
	
Lot	Floor Area Ratio (FAR)
Lot sqft 1,377	Residential FAR 2.43
Lot dimensions 23 ft x 124 ft	Facility FAR 4.8
Corner lot No	Allowed usable floor area 3,346
	Unused FAR 3,346
	
Zoning	
Zoning districts R6	
Zoning map 14d	

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SURVEY

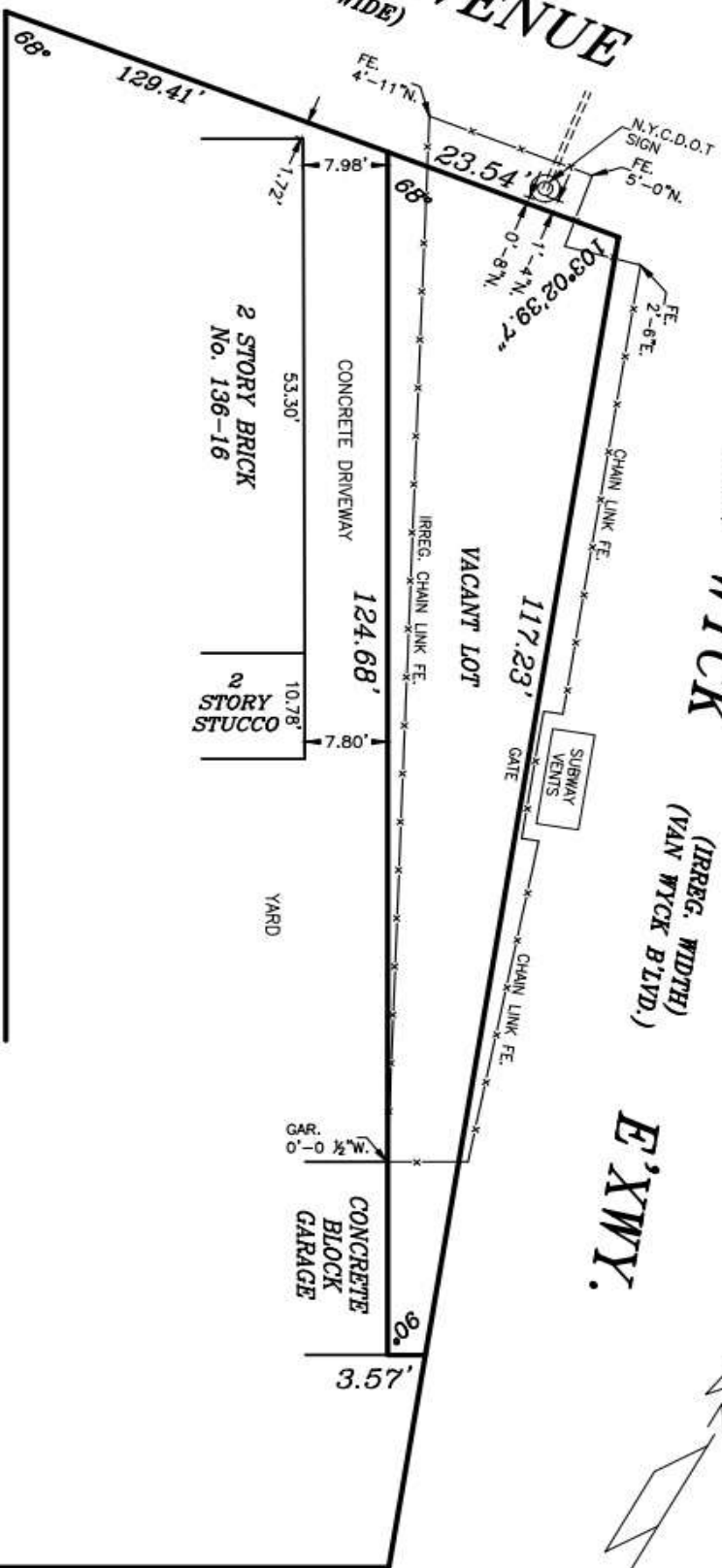
HILLSIDE AVENUE
(100' WIDE)

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.

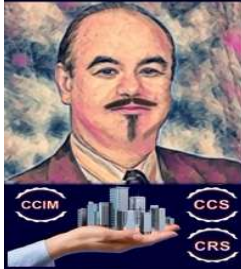


CONSTRUCTION SURVEYING, INC.
 61-65 55th STREET MASPETH, NY 11378
 TEL. (917) 518-3455, FAX (718) 366-3173
 EMAIL: CONSTSURVEYING@AOL.COM

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

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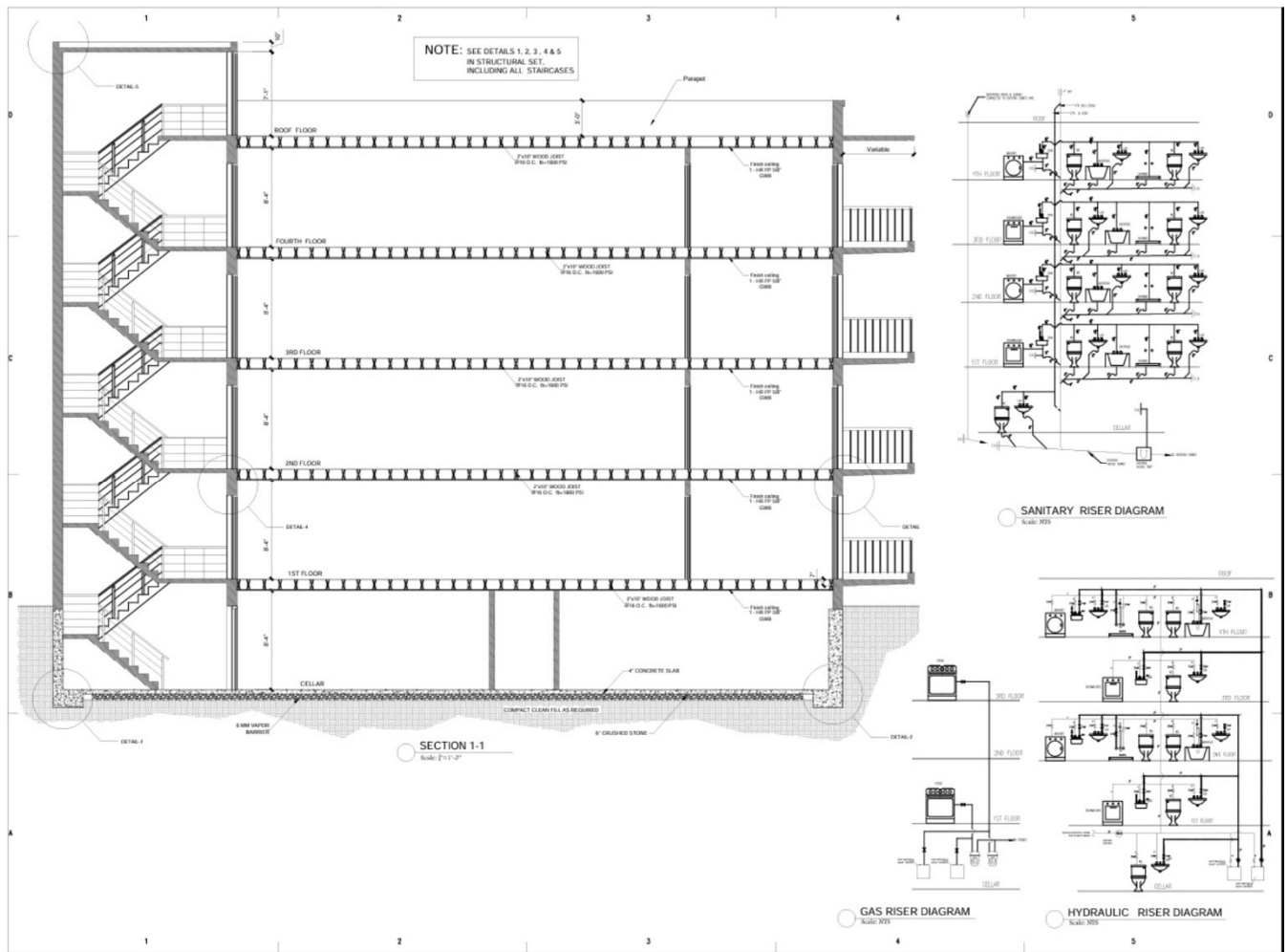
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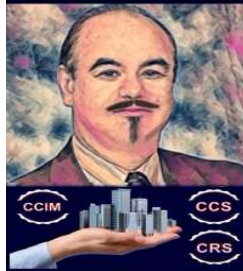
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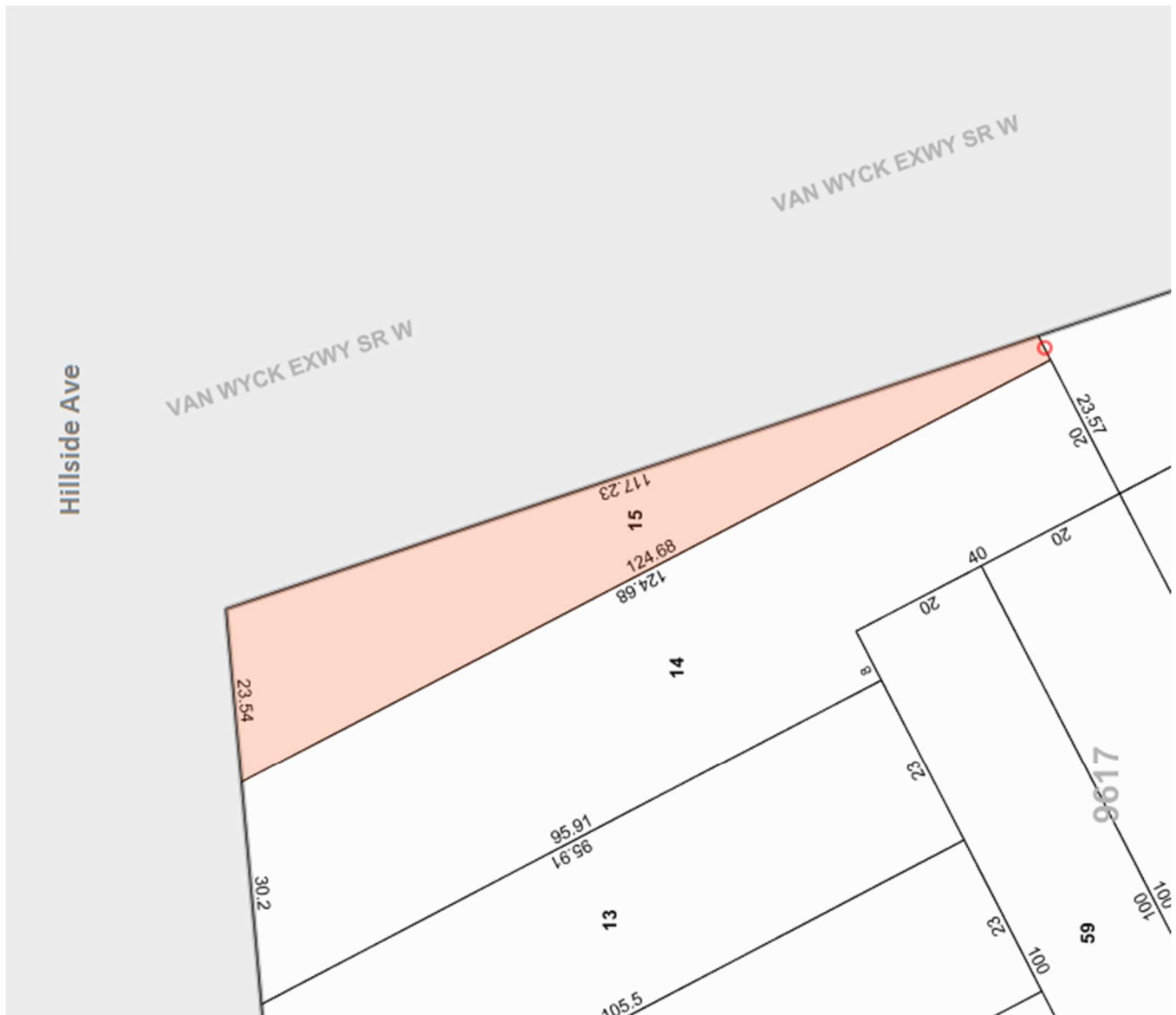
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TAX MAP



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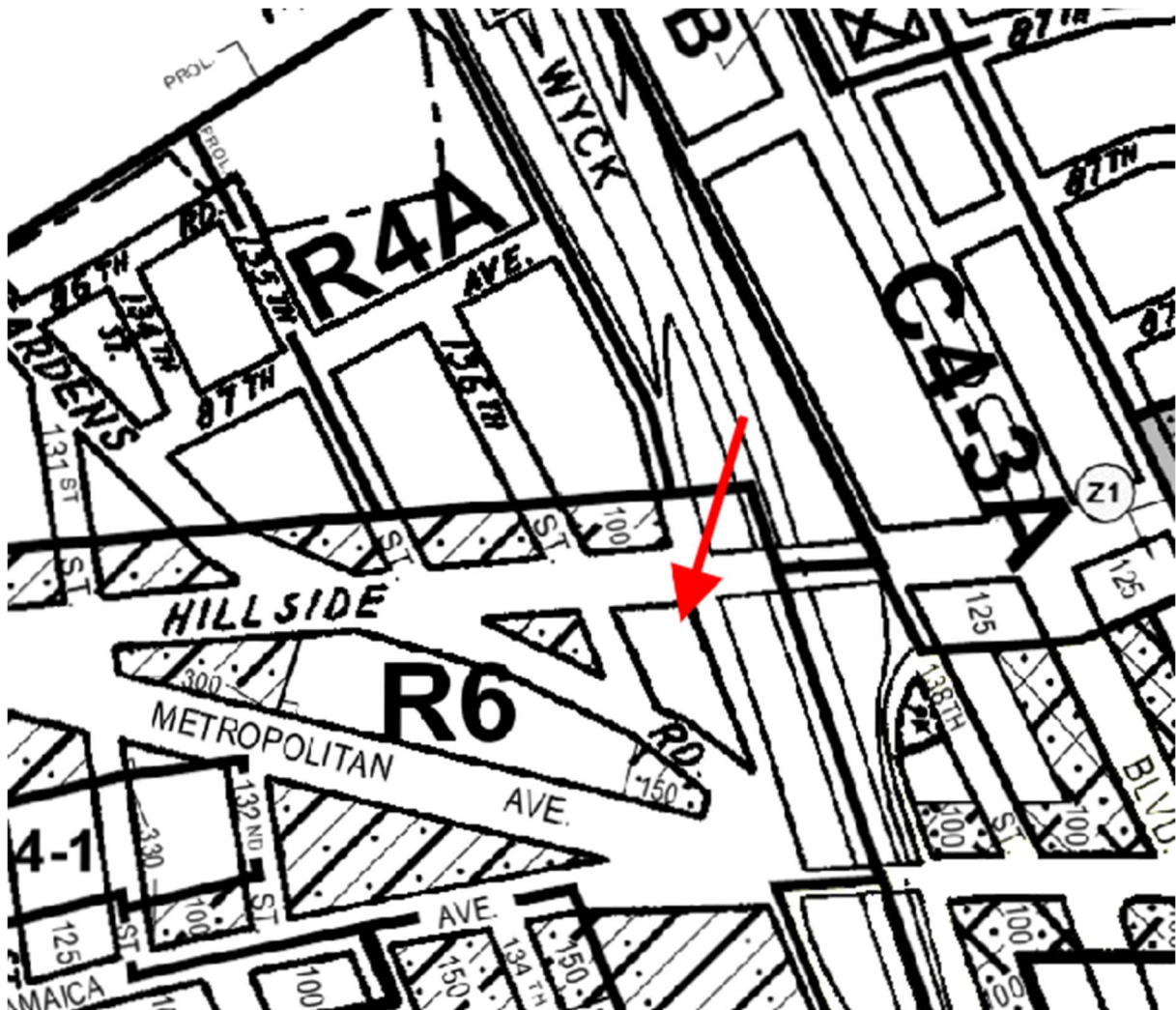
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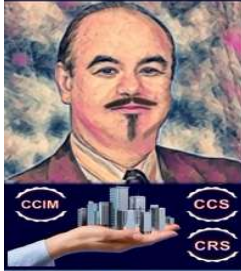
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ZONING MAP



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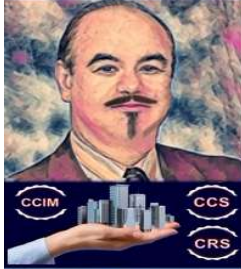
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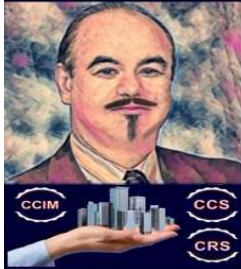
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Google Earth

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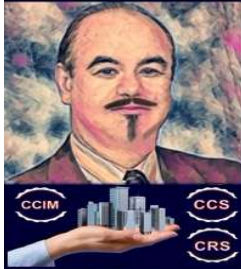
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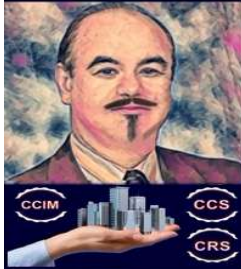
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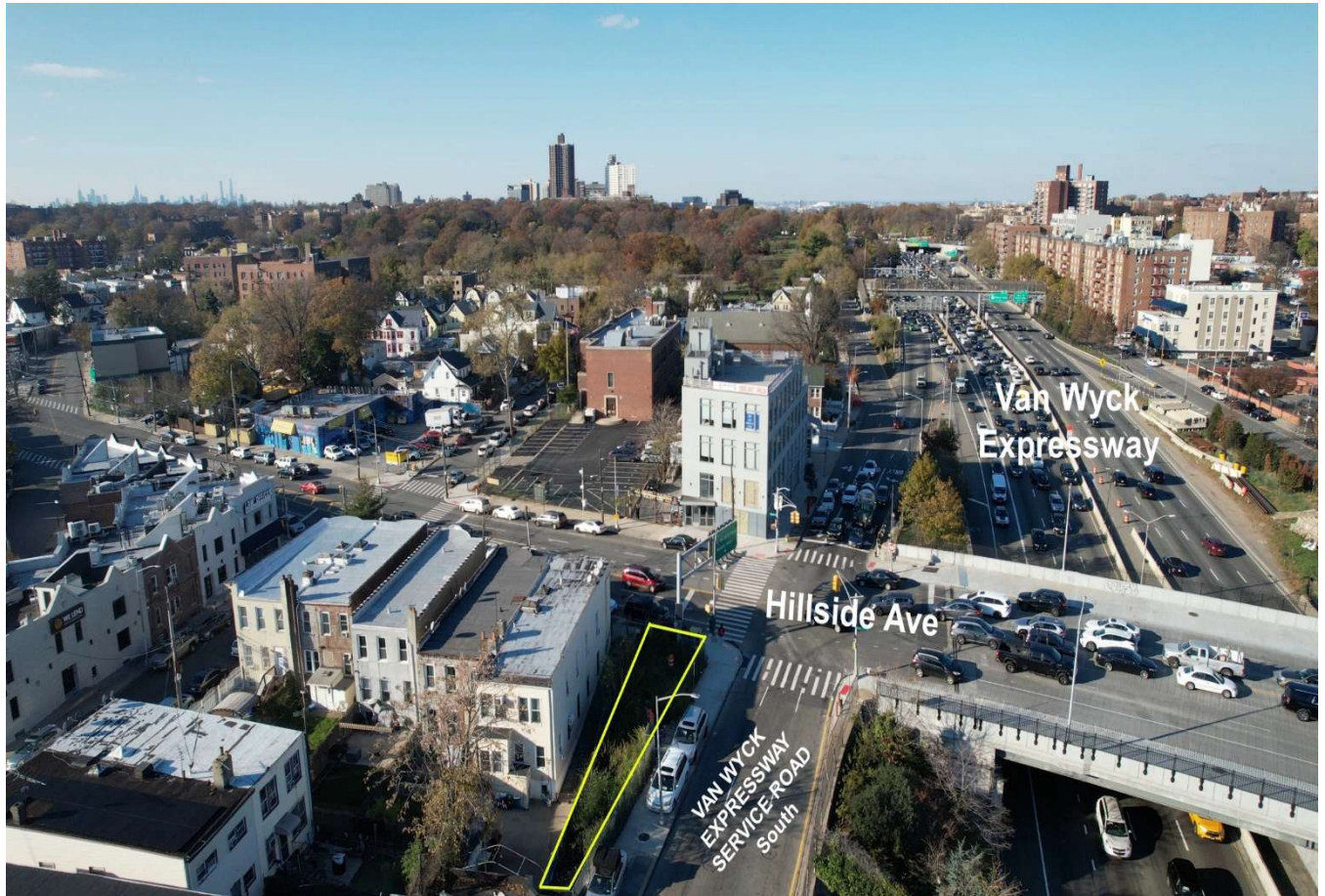


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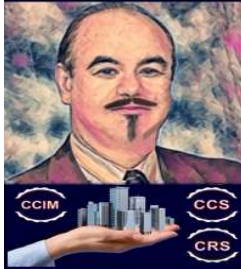


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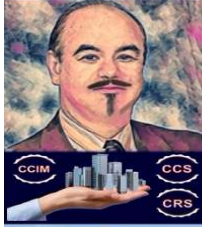


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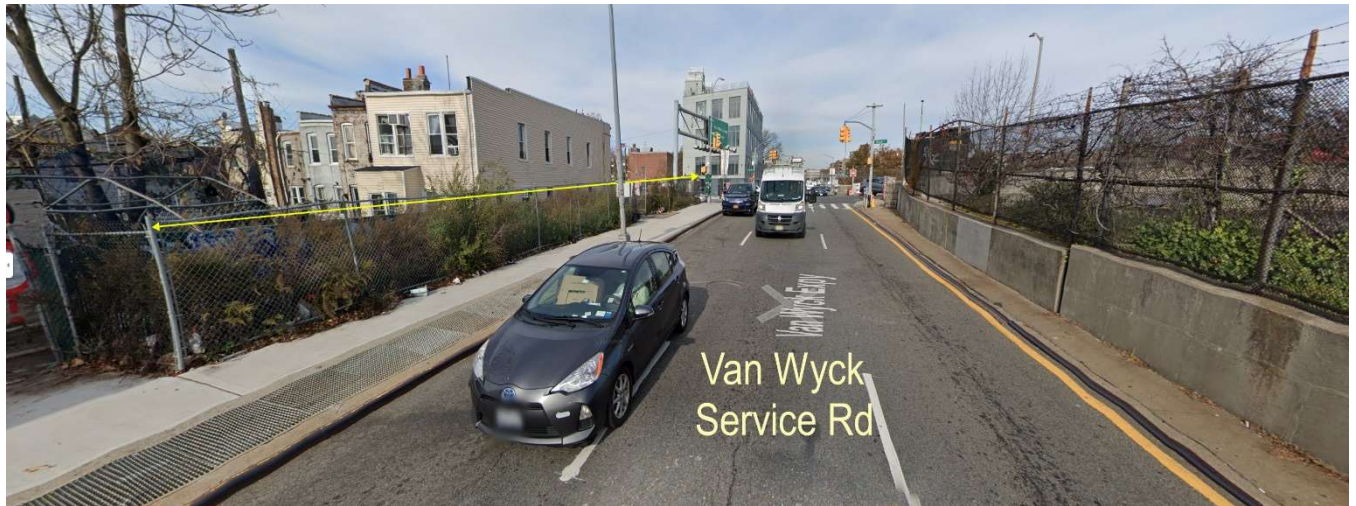
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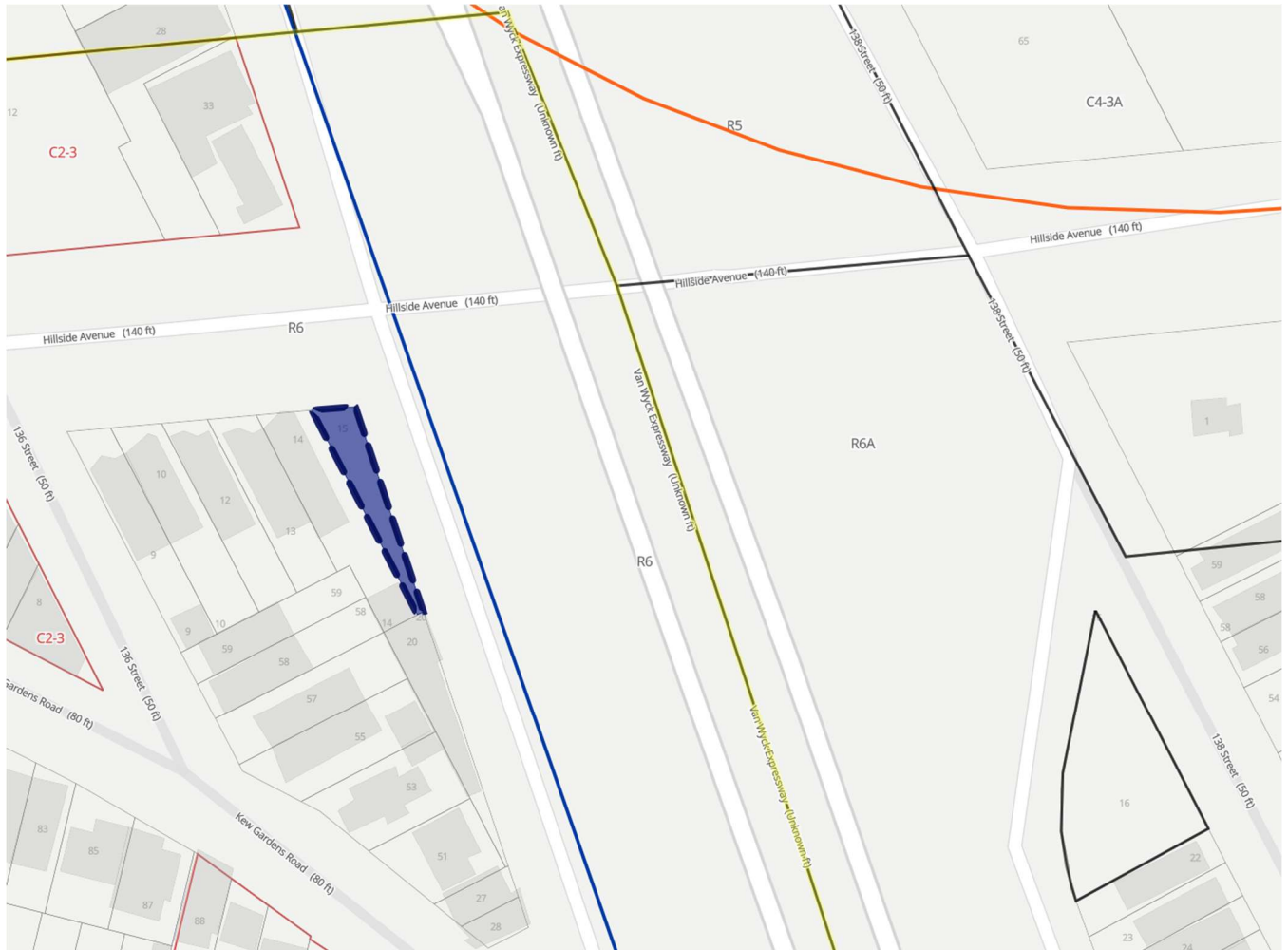


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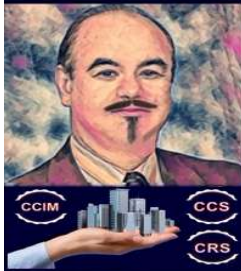


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ULTIMATE ABSTRACT OF NEW YORK, INC.

as Agent for
First American Title Insurance Company

SCHEDULE A - DESCRIPTION

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, shown and designated as and by the Lot Nos. 179 and 180 on a certain map entitled, "Map of Lewis Terrace at Jamaica, 4th Ward, Borough of Queens, surveyed August 1905 by James F. Deehan" and filed in the Office of the Clerk of the County of Queens on October 9, 1905 as Map No. 453, which said lots, when taken together, are more particularly bounded and described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HILLSIDE AVENUE, DISTANT 43.14 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF HILLSIDE AVENUE AND BARRETT STREET (NOW VAN WYCK EXPRESSWAY);

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT NO. 178 ON SAID MAP, 108.44 FEET;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT NO. 215 ON SAID MAP, 40 FEET;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT NO. 181 ON SAID MAP, 124.60 FEET TO THE SOUTHERLY SIDE OF HILLSIDE AVENUE;

THENCE EASTERLY ALONG SAID SIDE OF HILLSIDE AVENUE, 43.14 FEET TO THE POINT OR PLACE OF **BEGINNING**.

Excepting Therefrom so much of the above premises as has been taken by the City of New York for the opening and widening of Van Wyck Expressway.

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